PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-670006.0000 RES
Z38 2025

sale

2022	BORN KEVIN J	2013-08-01
2023	INTERSTATE REALTY HOL	2022-02-22
2024	INTERSTATE REALTY HOL	2022-02-22
2025	INTERSTATE REALTY HOLDI	2022-02-22 PFEIFFERS E PT OL 2
	348 & 350 N WAYNE ST	1WD
		$45,000
	KENTON OH 43326	

2027	INTERSTATE REALTY HOLDI	2026-04-03
	348 & 350 N WAYNE ST	WD
	KENTON OH 43326	

Eff Rate: – 50.59 — 44.66 — 47.03 — 46.74 — a/r

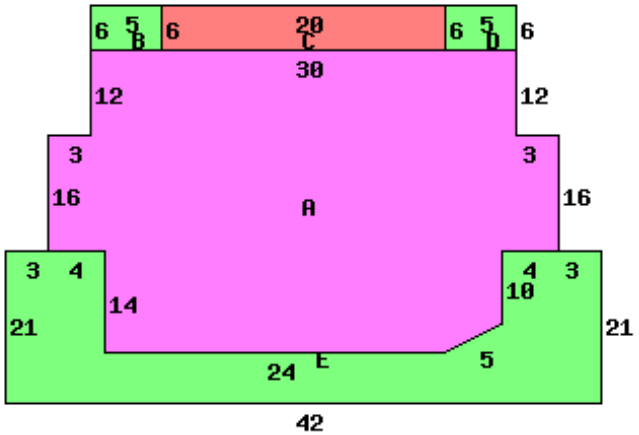
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	520	520	520	520	520	520
Acres						
Land100%	3940	5260	5260	5260	5260	5250
Bldg100%	51310	71030	71030	71030	71030	71030
Totl100%	55260t	76290t	76290t	76290t	76290t	76280t
Cauv100%						
Tax Value:						
Land 35%	1380	1840	1840	1840	1840	1840
Bldg 35%	17960	24860	24860	24860	24860	24860
Totl 35%	19340t	26700t	26700t	26700t	26700t	26700t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	903.44	1097.80	1161.38	1153.72	1153.72	
Sp-Asmnt	131.86	39.00	48.38	48.38		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1320		a	*MAIN
	OFP	P		30	900	b	PORCH
1	F/C	A		120		c	ADDTN
	OFP	P		30	900	d	PORCH
	OFP	P		498	14940	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
155	16	2026-04-03	INTERSTATE REALTY HOLDING	WD *	0	5260	71030
91	1	2022-02-22	INTERSTATE REALTY HOLDING	1WD *	45000	3940	51310
347	1	2013-08-01	BORN KEVIN J	1QC *	0	5340	65230
316	1	2001-07-02	BORN KEVIN J & BONNIE L	1WD	50000	4660	58110
107	1	1999-03-01	NEWMAN JESSE E JR & MARY	1WD	45000	4910	49310
961	1	1989-11-13		1UN *	0	0	47830

Year	Land	Bldg	Total	Net Tax
2021	1380	17960	19340	906.72
2020	1380	17960	19340	787.56

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



348 & 350 N WAYNE ST 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1440	113850
	Full Upper	FRAME	1320	63470
	Basement		996	18580
	Subtotal			195900
Shingle	Roof	HIP		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2760		C+	OLD/FR	241600	.65	.20	71030

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	86	75	140	105	5250	5250

B 1 2 U A

Plaster/Drywall	P P	1 / Extra Living Units	3500
Panelled Wall	X	Plumbing	3500
Unfinished Wall	X	Extra Features	16740
Floor/Pine	X X	Total Value	219640
Floor/Carpet	X X		
Number of Rooms	8 8 7	PUB SIDEWALK	
Bedrooms	6		
		Neighborhood:	
Central Heat	A	Code:	3630
FORCED AIR		Dwl/Gar/NC%	1.0500
Plumbing			
Standard	2		

Call Back: Sign: PSN Date: 2015-04-29 Lister: 36-670006.0000-v082020R