

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-670006.0000
Z38

RES
2024

sale

2021 BORN KEVIN J
2022 BORN KEVIN J
2023 INTERSTATE REALTY HOL
2024 INTERSTATE REALTY HOLDI
348 & 350 N WAYNE ST

KENTON OH 43326

2013-08-01
2013-08-01
2022-02-22
2022-02-22 PFEIFFERS E PT OL 2
1WD
\$45,000

Eff Rate:- 50.76 — 50.59 — 44.66 — 47.03 — a/r

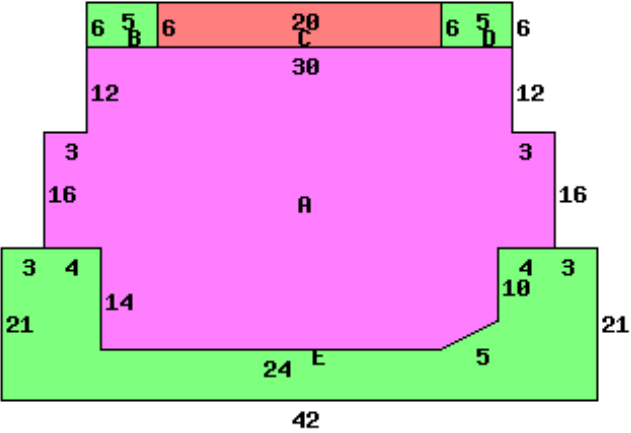
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	520	520	520	520	520
Acres					
Land100%	3940	3940	5260	5260	5250
Bldg100%	51310	51310	71030	71030	71030
Totl100%	55260t	55260t	76290t	76290t	76280t
Cauv100%					
Tax Value:					
Land 35%	1380	1380	1840	1840	1840
Bldg 35%	17960	17960	24860	24860	24860
Totl 35%	19340t	19340t	26700t	26700t	26700t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	906.72	903.44	1097.80	1161.38	
Sp-Asmnt					
	39.00	131.86	39.00	48.38	

SHB+ 2 B	CONS F	TYPE M	FACT	SQ-FT 1320	VALUE 900
1	OFFP	P		30	
	F/C	A		120	
	OFFP	P		30	900
	OFFP	P		498	14940

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
91	1	2022-02-22	INTERSTATE REALTY HOLDING	1WD *	45000	3940	51310
347	1	2013-08-01	BORN KEVIN J	10C *	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
2020	1380	17960	19340	787.56
2019	1310	14670	15980	629.28

p r o j e c t		ben acres		/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2024			
500	HARDIN COUNTY LANDFILL	XA/2024			



348 & 350 N WAYNE ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level			
	Main	FRAME	1440
	Full Upper	FRAME	1320
	Basement		996
	Subtotal		195900
Shingle	Roof	HIP	
	B 1 2 U A		
Plaster/Drywall	P P	1 /	Extra Living Units
Panelled Wall	X		Plumbing
Unfinished Wall	X		Extra Features
Floor/Pine	X X		Total Value
Floor/Carpet	X X		
Number of Rooms	8 8 7		PUB SIDEWALK
Bedrooms	6		
Central Heat	A		Neighborhood:
FORCED AIR			Code:
Plumbing			Dwl/Gar/NC%
Standard	2		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	FtxFt	2760	Rate	C+	Cond	Value	Dpr	Dpr	Value
						OLD/FR	241600	.65	.20	71030
front lot	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	factor	factor	rate	rate	value	value		
	50.0000	50.00	86	75	140	105	5250	5250		