PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-670006.0000 RES
Z38 2026

sale

2023	INTERSTATE REALTY HOL	2022-02-22
2024	INTERSTATE REALTY HOL	2022-02-22
2025	INTERSTATE REALTY HOL	2022-02-22
2026	INTERSTATE REALTY HOLDI	2022-02-22 PFEIFFERS E PT OL 2
	348 & 350 N WAYNE ST	1WD
		$45,000
	KENTON OH 43326	

2028	INTERSTATE REALTY HOLDI	2026-04-03
	348 & 350 N WAYNE ST	WD
	KENTON OH 43326	

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

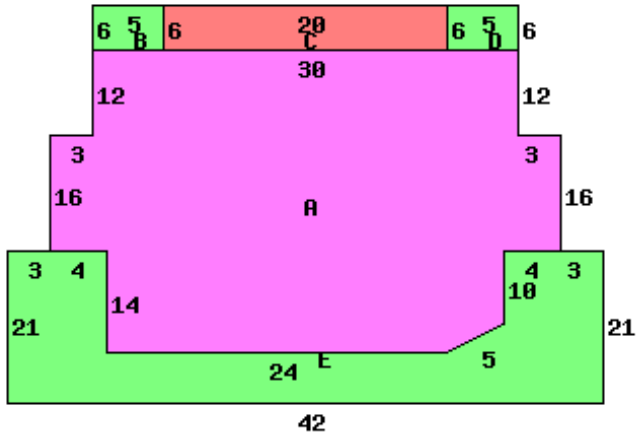
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	5260	5260	5260	5260		5260	6060	6050
Bldg100%	71030	71030	71030	71030		71030	98090	98090
Totl100%	76290t	76290t	76290t	76290t		76290t	104140t	104140t
Cauv100%								
Tax Value:								
Land 35%	1840	1840	1840	1840		1840	2120	2120
Bldg 35%	24860	24860	24860	24860		24860	34330	34330
Totl 35%	26700t	26700t	26700t	26700t		26700t	36450t	36450t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1097.80	1161.38	1153.72	1153.72	1153.72			
Sp-Asmnt	39.00	48.38	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
2022	1380	17960	19340	903.44
2021	1380	17960	19340	906.72

project			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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1440	113850
	Full Upper	FRAME	1320	63470
	Basement		996	18580
	Subtotal			195900
Shingle	Roof	HIP		

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%	1.4500
Plumbing				
Standard	2			

	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	98090

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	86	75	161	121	6050	6050

Call Back: Sign: PSN Date: 2015-04-29 Lister: