

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-680003.0000
Z25

RES
2025

sale

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

2022 PEES TODD E	2019-08-21	
2023 PEES TODD E	2019-08-21	
2024 PEES TODD E	2019-08-21	
2025 PEES TODD E	2019-08-21	PT GRAVEYARD LOT 3
325 N WAYNE ST	1QC	
KENTON OH 43326	\$0	

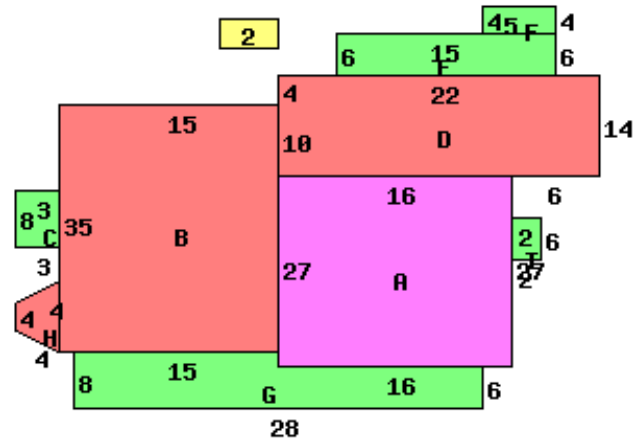
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4140	5540	5540	5540	5540
Bldg100%	65940	58830	58830	58830	58820
Totl100%	70090t	64370t	64370t	64370t	64360t
Cauvl00%					
Tax Value:					
Land 35%	1450	1940	1940	1940	1940
Bldg 35%	23080	20590	20590	20590	20590
Totl 35%	24530t	22530t	22530t	22530t	22530t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1145.88	926.34	979.98	973.54	
Sp-Asmnt	21.18	21.18	29.38	29.38	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		432		b	ADDTN
2	B	A		525		c	PORCH
	OH	P		24	910	d	ADDTN
1	F/C	A		308		e	PORCH
	EFF	P		90	3600	f	PORCH
	STP	P		20	80	g	PORCH
	OFF	P		196	5880	h	ADDTN
1	F/C	A		21		i	PORCH
	OH	P		12	460		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
290	1	2019-08-21	PEES TODD E	1QC 8	0	3940	54400
221	1	2006-05-18	PEES TODD E & ROBERTA A	1SD *	0	5400	77200
698	1	2005-10-18	PEES TODD E	1WD	68000	4910	65400
38	1	1993-01-20	REESE LINDA L	1QC *	0	0	45230
1038	1	1991-12-13		1WD	48000	0	45230
32	1	1989-01-18		1WD	16500	0	45230

Year	Land	Bldg	Total	Net Tax
2021	1450	23080	24530	1150.06
2020	1450	23080	24530	998.92

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



325 N WAYNE ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	Floor Level	Sq-Ft	Value
2	Main	1286	106310
	Full Upper	957	60340
	Basement	262	5140
	Subtotal		171790
Shingle	Roof		
	B 1 2 U A		
Plaster/Drywall	X X	Fireplaces	2000
Panelled Wall	X	Plumbing	1400
Unfinished Wall	X	Extra Features	10930
Floor/Pine	X X	Total Value	186120
Floor/Carpet	X		
Number of Rooms	1 4 4	PUB SIDEWALK	
Bedrooms	4	Neighborhood:	
Fireplace		Code:	3630
Openings	1	Dwl/Gar/NC%	1.0500
Stacks	1		
Central Heat	A		
FORCED AIR			
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 F/C	24X24	2243	Rate	C+	OLD/PR	204730	.75		53740
2 Garage	CB 0		576		C	OLD/AV	13820	.65		5080
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value			
	42.0000	42.00	132	94	140	5540	5540			