PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-680003.0000 RES
Z25 2026

sale

2023	PEES TODD E	2019-08-21
2024	PEES TODD E	2019-08-21
2025	PEES TODD E	2019-08-21
2026	PEES TODD E	2019-08-21 PT GRAVEYARD LOT 3
	325 N WAYNE ST	1QC
		$0
	KENTON OH 43326	

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

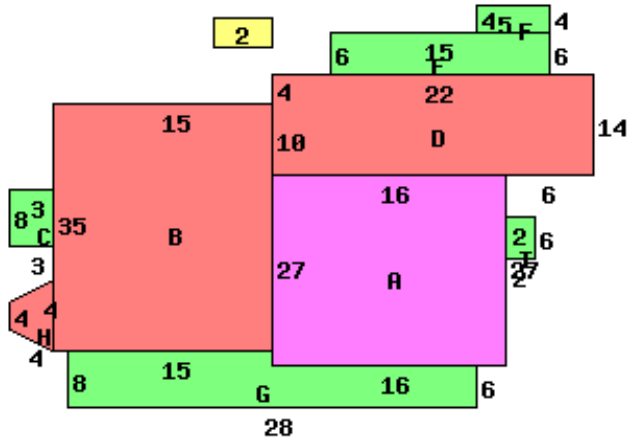
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5540	5540	5540	5540		5540	6340	6340
Bldg100%	58830	58830	58830	58830		58830	81230	81220
Totl100%	64370t	64370t	64370t	64370t		64370t	87570t	87560t
Cauv100%								
Tax Value:								
Land 35%	1940	1940	1940	1940		1940	2220	2220
Bldg 35%	20590	20590	20590	20590		20590	28430	28430
Totl 35%	22530t	22530t	22530t	22530t		22530t	30650t	30650t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	926.34	979.98	973.54	973.54	973.54			
Sp-Asmnt	21.18	29.38	29.38	29.38				

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

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
2022	1450	23080	24530	1145.88
2021	1450	23080	24530	1150.06

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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1286	106310
	Full Upper	FRAME	957	60340
	Basement		262	5140
	Subtotal			171790
Shingle	Roof	GABLE		

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%	1.4500
Stacks	1			
Central Heat	A			
FORCED AIR				
Plumbing				
Standard	1			
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		2243		C+	OLD/PR	204730	.75		74210
2	Garage	CB 0	24X24	576		C	OLD/AV	13820	.65		7010

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	42.0000	42.00	132	94	161	151	6340	6340

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

36-680003.0000-v082020R