PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-680005.0000 RES
Z23 2026

sale

2023 PRESTON PAUL STEVEN &	1991-10-07	
2024 PRESTON PAUL STEVEN &	1991-10-07	
2025 PRESTON PAUL STEVEN &	1991-10-07	
2026 PRESTON PAUL STEVEN & J	1991-10-07	PT GRAVEYARD LOT 5
315 N WAYNE ST	1WD	
	$53,500	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

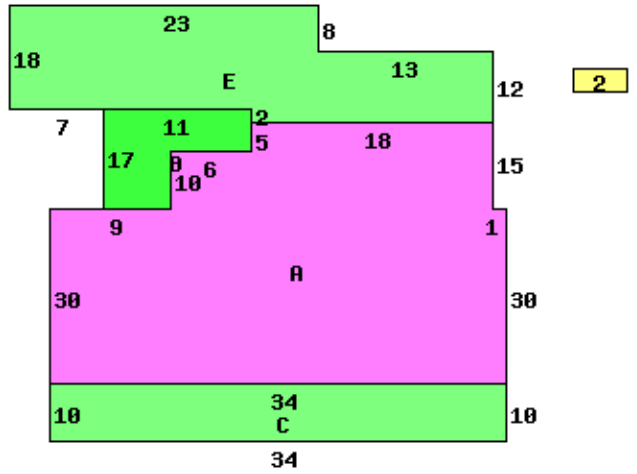
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	10310	10310	10310	10310		10310	11770	11780
Bldg100%	129000	129000	129000	129000		129000	178170	178160
Totl100%	139310t	139310t	139310t	139310t		139310t	189940t	189940t
Cauv100%								
Tax Value:								
Land 35%	3610	3610	3610	3610		3610	4120	4120
Bldg 35%	45150	45150	45150	45150		45150	62360	62360
Totl 35%	48760t	48760t	48760t	48760t		48760t	66480t	66480t
Hmstd35%								
Owner Oc	43.16	43.10	42.98	42.98	42.98			
Hmstd RB								
Net Tax	1961.68	2077.84	2063.98	2063.98	2063.98			
Sp-Asmnt	21.88	35.65	35.65	35.65				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		1350		a	*MAIN
	EFP	P		127	5080	b	PORCH
	OMP	P		340	11900	c	PORCH
	BAL	P		127	1910	d	PORCH
	DK	P		580	8700	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
807	1	1991-10-07		1WD		53500	0	51430
283	1	1989-04-13		1UN	*	0	0	51430

Year	Land	Bldg	Total	Net Tax
2022	2700	36940	39640	1813.26
2021	2700	36940	39640	1820.02

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



315 N WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1350	108200
	Full Upper	FRAME	1350	64910
	Qtr Story	FRAME	1350	4980
	Basement		1350	24990
	Subtotal			203080
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X			X	
Floor/Hardwood		X	X		
Floor/Pine				X	
Number of Rooms	4	4	1		
Bedrooms		4			
Fireplace					
Openings		2			
Stacks		1			
Central Heat		A			
FORCED AIR					
Central A/C			A		
Plumbing					
Standard		1			
Extra 2 Fixture		1			

Fireplaces		4000
Air Conditioning		4680
Plumbing		1400
Extra Features		27590
Total Value		240750
PUB SIDEWALK		
Neighborhood:		
Code:		3630
Dwl/Gar/NC%		1.4500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BAF		2700		C+	1918AV	264830	.55		172800
2	Garage		20X22	440		C	1918AV	10560	.65		5360

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	78.0000	78.00	132	94	161	151	11780	11780

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

36-680005.0000-v082020R