BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-010001.0000 RES
HH129 2025

sale

2022	SMITH RICHARD H & CHR	2010-06-25
2023	WERNER JAMES	2022-03-08
2024	WERNER JAMES	2022-03-08
2025	WERNER JAMES	2024-07-18 G-S SUB PT OL 5
	701 S MAIN ST	1QC SEE PARCEL 06-010001.01
		$0 FOR REST OF SPECIALS
	KENTON OH 43326	

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

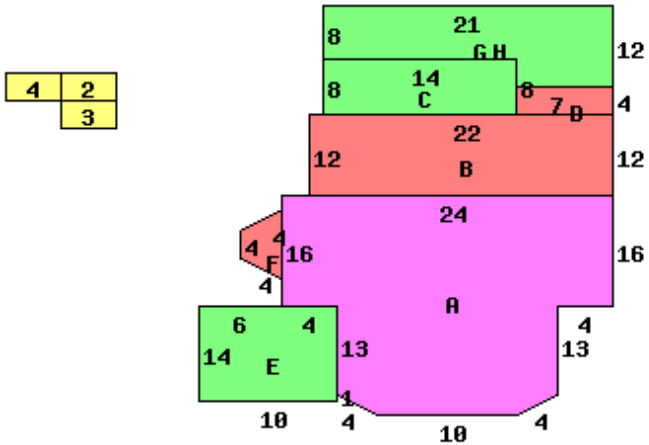
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4740	6770	6770	6770	6780
Bldg100%	66260	67910	67910	67910	67910
Totl100%	71000t	74690t	74690t	74690t	74690t
Cauv100%					
Tax Value:					
Land 35%	1660	2370	2370	2370	2370
Bldg 35%	23190	23770	23770	23770	23770
Totl 35%	24850t	26140t	26140t	26140t	26140t
Hmstd35%					
Owner Oc	24.10	23.14	23.10	23.04	
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	736.52	682.68	696.34	676.82	
Sp-Asmnt	95.07	252.09	31.85	31.85	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		631		a	*MAIN
1 BA	F	A		264		b	ADDTN
	EFP	P		112	4480	c	PORCH
1	F/C	A		28		d	ADDTN
	OFP	P		140	4200	e	PORCH
1 B	F	A		21		f	ADDTN
	CAN	P		196	1570	g	PORCH
	DK	P		196	2940	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
334	1	2024-07-18	WERNER JAMES	1QC *	0	6770	67910
107	1	2022-03-08	WERNER JAMES	1WD *	16800	4740	66260
226	1	2010-06-25	SMITH RICHARD H & CHRISTI	1WD *	0	7510	63800
57	1	2008-02-11	WHITE CHRISTY G	1WD *	0	7060	60860
424	0	1988-06-10		*	41000	0	35910

Year	Land	Bldg	Total	Net Tax
2021	1660	23190	24850	739.24
2020	1660	23190	24850	639.92

p r o j e c t		ben acres / % factor
902 MAIN DISTRICT CONSERVANCY	XA/2025	
500 HARDIN COUNTY LANDFILL	XA/2025	



701 S MAIN ST 43326

Occupancy 1 Single Family

Story Height 2

Floor Level

			Sq-Ft	Value
Main	FRAME		944	103390
Full Upper	FRAME		631	50600
Qtr Story	FRAME		264	1240
Basement			614	11650
Subtotal				166880

Shingle — Roof GABLE

*DWELLING COMPUTATIONS

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				X
Floor/Hardwood		X			
Floor/Pine		X	X		
Number of Rooms	1	4	3		1
Bedrooms			3		
Central Heat	A				
FORCED AIR					
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Plumbing	2100
Extra Features	13190
Total Value	182170
PUB SIDEWALK	
Neighborhood:	
Code:	3600
Dwl/Gar/NC%	.9700

	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		1575		C	OLD/FR	182170	.65		61850
2	Garage		31X24	744		C	OLD/AV	17860	.65		6060
3	Lean-To	*NV	8X31	248			OLD/FR	0			0
4	CARPORT	*PP	20X24	480			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	134	94	120	113	6780	6780

Call Back: Sign: PSN Date: 2015-05-07 Lister: 06-010001.0000-v082020R