

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-010001.0000
HH129

RES
2025

sale

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

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
KENTON OH 43326	\$0 FOR REST OF SPECIALS

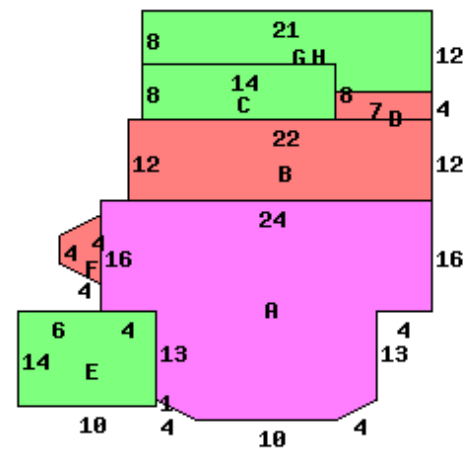
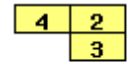
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4740	6770	6770	6770	6780
Bldg100%	66260	67910	67910	67910	67910
Totl100%	71000t	74690t	74690t	74690t	74690t
Cauvl00%					
Tax Value:					
Land 35%	1660	2370	2370	2370	2370
Bldg 35%	23190	23770	23770	23770	23770
Totl 35%	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	a	*MAIN
2 B	F	M		631		b	ADDTN
1 BA	EFP	A		264		c	PORCH
	F/C	A		112	4480	d	ADDTN
1	OFF	P		28		e	PORCH
	F	A		140	4200	f	ADDTN
1 B	CAN	P		21		g	PORCH
	DK	P		196	1570	h	PORCH
				196	2940		

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	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	944 103390
Full Upper	FRAME	631 50600
Qtr Story	FRAME	264 1240
Basement		614 11650
Subtotal		166880
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	X X	Plumbing 2100
Unfinished Wall	X	Extra Features 13190
Floor/Hardwood	X	Total Value 182170
Floor/Pine	X X	
Number of Rooms	1 4 3 1	PUB SIDEWALK
Bedrooms	3	
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3600
Plumbing		Dwl/Gar/NC% .9700
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	PtxFt	Area	Grade	Cond	Dpr	Dpr	Value
2 Garage			1575	C	OLD/FR	.65		61850
3 Lean-To	*NV	31X24	744	C	OLD/AV	.65		6060
4 CARPORT	*PP	8X31	248		OLD/FR	0		0
		20X24	480		OLD/	0		0
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		60.00	134	94	120	6780	6780	