BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-010004.0000 RES
HH76 2026

sale

2023	WILKERSON KEITH	2021-09-08
2024	WILKERSON KEITH	2021-09-08
2025	WILKERSON KEITH	2021-09-08
2026	WILKERSON KEITH	2021-09-08 G-S SUB PT OL 5
	126 E RAILROAD ST	1SH
		$0
	KENTON OH 43326	

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

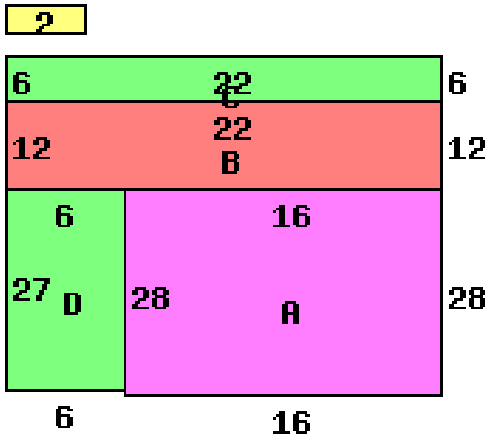
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4340	4340	4340	4340		4340	5000	4990
Bldg100%	62860	62860	62860	62860		62860	88800	88790
Totl100%	67200t	67200t	67200t	67200t		67200t	93800t	93780t
Cauv100%								
Tax Value:								
Land 35%	1520	1520	1520	1520		1520	1750	1750
Bldg 35%	22000	22000	22000	22000		22000	31080	31080
Totl 35%	23520t	23520t	23520t	23520t		23520t	32830t	32820t
Hmstd35%								
Owner Oc	20.82	20.80	20.74	20.74	20.74			
Hmstd RB								
Net Tax	946.24	1002.24	995.56	995.56	995.56			
Sp-Asmnt	21.10	31.07	31.07	31.07				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		448		a	*MAIN
1	F/C	A		264		b	ADDTN
	EFP	P		132	5280	c	PORCH
	OFP	P		162	4860	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
393	1	2021-09-08	WILKERSON KEITH	1SH	*	0	3030	51430
288	1	2002-06-11	PIPER A EILEEN	1SD		31000	3430	24230
398	1	2001-08-31	PIPER ALBERTA EILEEN	1	*	0	3430	24230
216	1	1998-05-07	PIPER A EILEEN & DOUG	1QC	*	0	3600	14110
887	1	1988-10-31		1WD		16000	0	21200
886	1	1988-10-31		1UN	*	0	0	21200

Year	Land	Bldg	Total	Net Tax
2022	1060	18000	19060	871.88
2021	1060	18000	19060	875.12

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



126 E RAILROAD ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	712	89500
	Full Upper	FRAME	448	40160
	Basement		224	4590
	Subtotal			134250
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	X
Unfinished Wall	X		
Floor/Pine		X	X
Floor/Carpet		X	X
Floor/Tile-Lino		X	
Number of Rooms	1	3	2
Bedrooms			2
Central Heat			A
FORCED AIR			
Plumbing			
Standard	1		

Extra Features		10140
Total Value		144390
PUB PAVED ST/RD		
Neighborhood:		
Code:		3600
Dwl/Gar/NC%		1.3700

	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		1160		C-	1896AV	129950	.55		80110
2	Garage	F	22X24	528		C	2003AV	12670	.50		8680

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		43.00	108	84	138	116	4990	4990

Call Back: Sign: PSN Date: 2015-05-07 Lister:

06-010004.0000-v082020R