BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-010008.0000 RES
HH72 2026

sale

2023	WBML PROPERTIES LLC	2015-05-08
2024	WBML PROPERTIES LLC	2015-05-08
2025	WBML PROPERTIES LLC	2015-05-08
2026	WBML PROPERTIES LLC	2015-05-08 G-S PT OL 5
	138 E RAILROAD ST	4WD
		$90,000
	KENTON OH 43326	

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

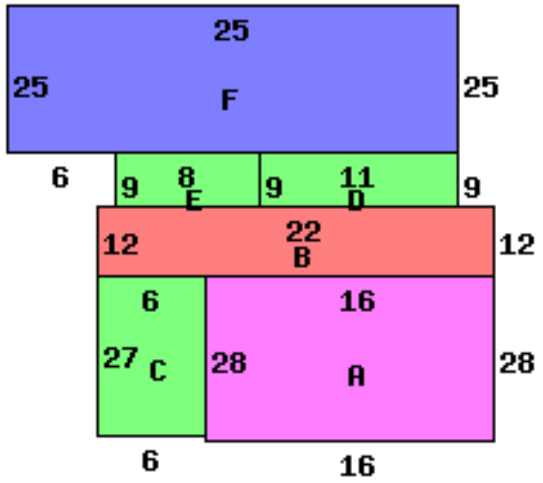
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4340	4340	4340	4340		4340	5000	4990
Bldg100%	59030	59030	59030	59030		59030	83370	83380
Totl100%	63370t	63370t	63370t	63370t		63370t	88370t	88370t
Cauv100%								
Tax Value:								
Land 35%	1520	1520	1520	1520		1520	1750	1750
Bldg 35%	20660	20660	20660	20660		20660	29180	29180
Totl 35%	22180t	22180t	22180t	22180t		22180t	30930t	30930t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	911.96	964.76	958.40	958.40	958.40			
Sp-Asmnt	41.21	30.66	30.66	30.66				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F	M		448		a	*MAIN
1 B	F	A		264		b	ADDTN
	OFP	P		162	4860	c	PORCH
	DK	P		99	1490	d	PORCH
	EBW	P		72	2880	e	PORCH
	F	G		625	15000	f	GRAGE

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
206	4	2015-05-08	WBML PROPERTIES LLC	4WD		90000	3170	35910
192	6	2015-05-04	WHITAKER CHARLES	6CT	*	0	3170	35910
269	1	2014-06-25	WHITAKER CHARLES & LILLIE	1WD		39000	3170	39890
427	1	2000-10-16	KINDELL DOUGLAS W	1QC	*	0	3430	23000
486	0	1988-06-29			*	17500	0	16400

Year	Land	Bldg	Total	Net Tax
2022	1060	17230	18290	854.38
2021	1060	17230	18290	857.50

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



138 E RAILROAD ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	712	89500
	Part Upper	FRAME	448	29680
	Basement		356	6870
	Subtotal			126050
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Garages and Carports	15000
Unfinished Wall	X	Extra Features	9230
Floor/Pine	X X	Total Value	150280
Floor/Carpet	X		
Number of Rooms	1 4 3	PUB SIDEWALK	
Bedrooms	3		
		Neighborhood:	
Central Heat	A	Code:	3600
FORCED AIR		Dwl/Gar/NC%	1.3700
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1T F		1160		C-	1900AV	135250	.55		83380

	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: