

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-010021.0000  
HH34

RES  
2025

sale

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

|      |      |                |            |                        |  |
|------|------|----------------|------------|------------------------|--|
| 2022 | LEGG | DAVID J        | 2017-12-07 |                        |  |
| 2023 | LEGG | DAVID J        | 2017-12-07 |                        |  |
| 2024 | LEGG | DAVID J        | 2017-12-07 |                        |  |
| 2025 | LEGG | DAVID J        | 2017-12-07 | G-S PT OL 6 BRUMMS 2ND |  |
|      |      | 729 S WAYNE ST | 1WD PT 20  |                        |  |
|      |      |                | \$7,000    |                        |  |

|            |        |        |        |        |                      |
|------------|--------|--------|--------|--------|----------------------|
| Tax Year   | 2022   | 2023   | 2024   | 2025   | CAMA                 |
| Prop Cls   | 510    | 510    | 510    | 510    | 510                  |
| Acres      |        |        |        |        |                      |
| Land100%   | 7140   | 10260  | 10260  | 10260  | 10270                |
| Bldg100%   | 35290  | 37940  | 37940  | 37940  | 37950                |
| Totl100%   | 42430t | 48200t | 48200t | 48200t | 48220t               |
| Cauvl00%   |        |        |        |        |                      |
| Tax Value: |        |        |        |        |                      |
| Land 35%   | 2500   | 3590   | 3590   | 3590   | 3590                 |
| Bldg 35%   | 12350  | 13280  | 13280  | 13280  | 13280                |
| Totl 35%   | 14850t | 16870t | 16870t | 16870t | 16880t               |
| Hmstd35%   | 14310  | 16330  | 16330  | 16330  |                      |
| Owner Oc   | 13.88  | 14.46  | 14.44  | 14.44  | hmstd 3590 l 12740 b |
| Hmstd RB   |        |        |        |        |                      |
| Net Tax    | 679.82 | 679.18 | 719.36 | 714.56 |                      |
| Sp-Asmnt   | 21.69  | 21.69  | 29.07  | 29.07  |                      |

|      |      |      |      |       |       |   |       |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1 BQ | F    | M    |      | 572   |       | b | ADDTN |
| 1    | F/C  | A    |      | 312   | 6240  | c | PORCH |
|      | EFF  | P    |      | 156   |       |   |       |

#: 22 L/W  
2012 duplicate combined parcels  
060100220000

| Sale# | #p | sale date  | To             | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|----------------|---------------|--------|---------|---------|
| 507   | 1  | 2017-12-07 | LEGG DAVID J   | 1WD           | 7000   | 6800    | 26540   |
| 525   | 1  | 2017-11-28 | COLE SHIRLEY A | 1 *           | 0      | 8260    | 26310   |
| 1091  | 1  | 1992-11-25 |                | 1WD           | 8500   | 0       | 10230   |
| 208   | 1  | 1992-03-09 |                | 1WD           | 5000   | 0       | 10230   |

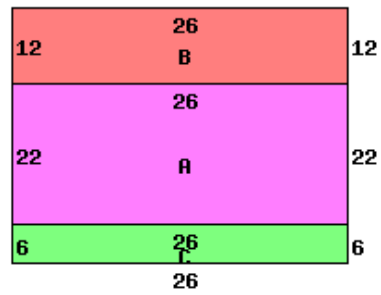
| Year | Land | Bldg  | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 2500 | 12350 | 14850 | 682.34  |
| 2020 | 2500 | 12220 | 14720 | 585.06  |

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

2

3

5



729 S WAYNE ST 43326

| Occupancy 1 Single Family |           |       |                | *DWELLING COMPUTATIONS |  |
|---------------------------|-----------|-------|----------------|------------------------|--|
| Story Height              | 1Q        | Sq-Ft | Value          |                        |  |
| Floor Level               | Main      | FRAME | 884            | 100760                 |  |
|                           | Qtr Story | FRAME | 572            | 9640                   |  |
|                           | Basement  |       | 144            | 3180                   |  |
|                           | Subtotal  |       |                | 113580                 |  |
| Shingle                   | Roof      | GABLE |                |                        |  |
|                           | B 1 2 U A |       |                |                        |  |
| Plaster/Drywall           | X         | X     | Heating        | -1700                  |  |
| Panelled Wall             | X         |       | Extra Features | 6240                   |  |
| Unfinished Wall           | X         |       | Total Value    | 118120                 |  |
| Floor/Pine                | X         | X     |                |                        |  |
| Floor/Tile-Lino           | X         |       | PUB SIDEWALK   |                        |  |
| Number of Rooms           | 1         | 6     |                |                        |  |
| Bedrooms                  | 3         | 1     | Neighborhood:  |                        |  |
|                           |           |       | Code:          | 3600                   |  |
| Plumbing                  |           |       | Dwl/Gar/NC%    | .9700                  |  |
| Standard                  | 1         |       |                |                        |  |

| Bldg Type  | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy  | Fnc | True  |
|------------|----------|-------|------|-----------|---------|------|-----|-------|
| 1 DWELLING | 1 BQF    |       | 884  |           | 1900FR  | .65  | Dpr | Value |
| 2 Shed     | *NV      | 12X13 | 156  |           | OLD/    |      |     | 0     |
| 3 Shed     | *PP      | 10X10 | 0    |           | 1999PR  |      |     | 0     |
| 4 Garage   | *SV      | 20X24 | 600  |           | OLD/PR  | 300  |     | 300   |
| 5 Shed     |          | 12X16 | 192  | D         | 2019AV  | 1840 | .15 | 1560  |

| front lot | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|-----------|-----------------|--------------------|-------|--------------|-------------|----------------|----------------|------------|
|           | 79.00           | 175                | 108   | 120          | 130         | 10270          | 10270          |            |