

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-010028.0000
HH41

RES
2025

sale

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

2022 HEYDINGER SHARON	2003-11-25
2023 HORNE REXAL M III	2022-05-09
2024 MANNNS MICHAEL E & TAM	2023-04-04
2025 MANNNS MICHAEL E & TAMMY	2023-04-04
841 S WAYNE ST	2023-04-04 G-S PT OL 7
	ISD
	\$0
KENTON OH 43326	

Tax Year	2022	2023	2024	2025	2025	
Prop Cls	510	510	510	510	510	CAMA 510
Acres						
Land100%	9630	13630	13630	13630	13630	13640
Bldg100%	47690	33830	67770	146830	146830	146830
Totl100%	57310t	47460t	81400t	160460t	160460t	160470t
Cauvl00%						

2026 MANNNS TAMMY S	2025-08-28
841 S WAYNE ST	1AF
KENTON OH 43326	

Tax Value:						
Land 35%	3370	4770	4770	4770	4770	4770
Bldg 35%	16690	11840	23720	51390	51390	51390
Totl 35%	20060t	16610t	28490t	56160t	56160t	56160t
Hmstd35%				49640	49640	
Owner Oc				43.76	43.76	hmstd 4770 l 44870 b
Hmstd RB						
Net Tax	937.08	682.94	1239.26	2382.94	2382.94	
Sp-Asmnt	21.19	21.19	32.56	32.56		

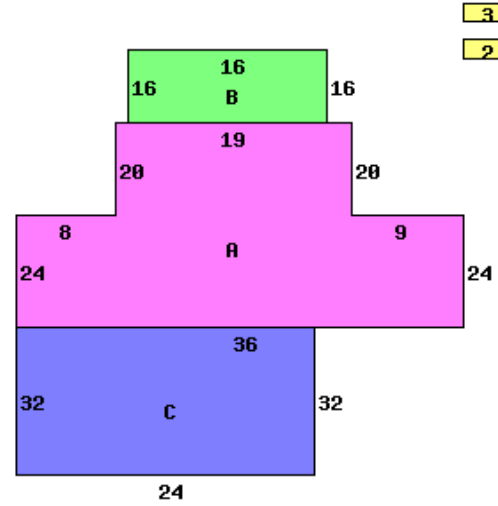
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1	F/C	M		1244		a	*MAIN	
	OFF	P		256	7680	b	PORCH	
	F	G		768	18430	c	GRAGE	

L/C JAMES CLARK 8-4-2008 \$45,000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
393	1	2025-08-28	MANNNS TAMMY S	1AF *	0	13630	67770
136	1	2023-04-04	MANNNS MICHAEL E & TAMMY S	ISD *	0	9630	47690
218	1	2022-05-09	HORNE REXAL M III	1AD *	0	9630	47690
58	1	2022-01-27	STATE OF OHIO FORFIETED L	1CO *	0	9630	47690
699	1	2003-11-25	HEYDINGER SHARON	1WD	44000	7600	50030
400	1	2003-08-29	BOWERS DENNIS	1FD *	0	7600	50030
100	1	2001-03-12	MOHN ROBERT LEE	1CT *	0	7600	43230
101	1	2001-03-12	HEILMAN DORLENE M TRUSTE	1QC *	0	7600	43230
24	1	2001-01-17	MOHN LILLIAN F	1AF *	0	7600	43230

Year	Land	Bldg	Total	Net Tax
2021	3370	16690	20060	940.48
2020	3370	16690	20060	816.90

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



3

2

4

841 S WAYNE ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1244 106510
Metal	Subtotal 106510
	Roof GABLE
Plaster/Drywall	D
Number of Rooms	4
Bedrooms	2
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
	Neighborhood: PUB SIDEWALK
	Code: 3600
	Dwl/Gar/NC% .9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1244	Rate	Grade	Cond	Value	Dpr	Dpr
2 Pole Build		20X24	480	C	2024AV	134850	.02	128190
3 Pole Build		24X40	960	C	2024AV	6960	.05	6610 CONCRET FL
4 Shed		8X12	96	C	2024AV	11520	.05	10940
						1150		1090

front lot	acres/	effective	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	value	value
	111.8700	112.00	245	117	120	15680	13640 Excess Fro