

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-010028.0000
HH41

RES
2025

sale

2022 HEYDINGER SHARON
2023 HORNE REXAL M III
2024 MANNS MICHAEL E & TAM
2025 MANNS MICHAEL E & TAMMY
841 S WAYNE ST

2003-11-25
2022-05-09
2023-04-04
2023-04-04 G-S PT OL 7
1SD

\$0

KENTON OH 43326

Eff Rate:-	50.59	44.66	47.03	46.74	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	510	510	510	510	510
Acres					
Land100%	9630	13630	13630	13630	13630
Bldg100%	47690	33830	67770	146830	146830
Totl100%	57310t	47460t	81400t	160460t	160460t
Cauv100%					

CAMA
510

15690
199690
215380t

Tax Value:

Land 35%	3370	4770	4770	4770	4770
Bldg 35%	16690	11840	23720	51390	51390
Totl 35%	20060t	16610t	28490t	56160t	56160t
Hmstd35%				49640	49640
Owner 0c				43.76	43.76
Hmstd RB					
Net Tax	937.08	682.94	1239.26	2382.94	2382.94

hmstd 4770 l 44870 b

Sp-Asmnt	21.19	21.19	32.56	32.56
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SHB+ 1	CONS F/C OFF F	TYPE M P G	FACT 1244 256 768	SQ-FT 1244 256 768	VALUE 7680 18430	a b c	*MAIN PORCH GRAGE
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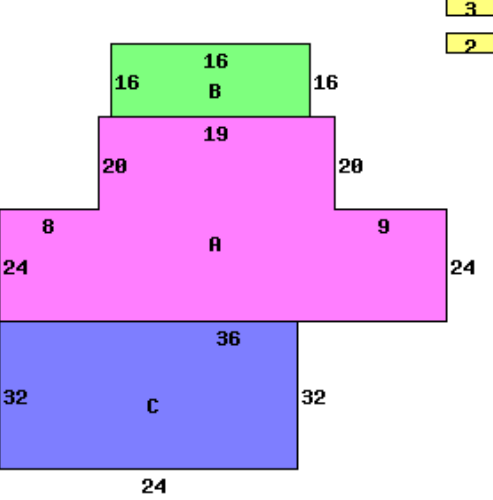
L/C JAMES CLARK 8-4-2008 \$45,000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
393	1	2025-08-28	MANNS TAMMY S	1AF *	0	13630	67770
136	1	2023-04-04	MANNS MICHAEL E & TAMMY S	1SD *	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

p r o j e c t	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			
500 HARDIN COUNTY LANDFILL			

841 S WAYNE ST 43326



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1244 106510
Metal	106510
B 1 2 U A	
Plaster/Drywall	Air Conditioning 2230
Number of Rooms	Garages and Carports 18430
Bedrooms	Extra Features 7680
	Total Value 134850
Central Heat	PUB SIDEWALK
FORCED AIR	
Central A/C	
Plumbing	Neighborhood:
Standard	Code: 3600
	Dwl/Gar/NC% 1.3700

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C	1244	480		C	2024AV		134850	.02		181050
2 Pole Build		20X24	480		C	2024AV		6960	.05		6610 CONCRET FL
3 Pole Build		24X40	960		C	2024AV		11520	.05		10940
4 Shed		8X12	96		C	2024AV		1150	.05		1090

front lot	acres/ frontage	effective frontage	depth	factor	actual rate	effective rate	extended value	true value	Excess Fro
	111.8700	112.00	245	117	138	161	18030	15690	