BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-010028.0000 RES
HH41 2026

sale

2023 HORNE REXAL M III	2022-05-09	
2024 MANNS MICHAEL E & TAM	2023-04-04	
2025 MANNS MICHAEL E & TAM	2023-04-04	
2026 MANNS MICHAEL E & TAMMY	2023-04-04	G-S PT OL 7
841 S WAYNE ST	1SD	
	$0	
KENTON OH 43326		

2027 MANNS TAMMY S	2025-08-28	
841 S WAYNE ST	1AF	
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%	13630	13630	13630	13630		13630	15690	15690
Bldg100%	33830	67770	146830	146830		146830	199690	199690
Totl100%	47460t	81400t	160460t	160460t		160460t	215370t	215380t
Cauv100%								
Tax Value:								
Land 35%	4770	4770	4770	4770		4770	5490	5490
Bldg 35%	11840	23720	51390	51390		51390	69890	69890
Totl 35%	16610t	28490t	56160t	56160t		56160t	75380t	75380t
Hmstd35%			49640	49640		49640	68860	
Owner Oc			43.76	43.76	43.76	hmstd 4770 l	44870 b	
Hmstd RB								
Net Tax	682.94	1239.26	2382.94	2382.94	2382.94			
Sp-Asmnt	21.19	32.56	32.56	32.56				

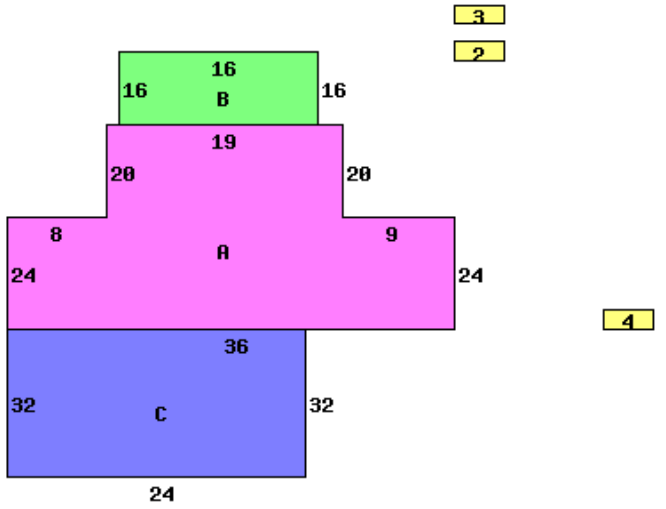
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1244		a	*MAIN
	OFP	P		256	7680	b	PORCH
	F	G		768	18430	c	GRAGE

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	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
2022	3370	16690	20060	937.08
2021	3370	16690	20060	940.48

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



841 S WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1244	106510
	Subtotal			106510
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2230
Number of Rooms	4	Garages and Carports	18430
Bedrooms	2	Extra Features	7680
		Total Value	134850
Central Heat	A		
FORCED AIR		PUB SIDEWALK	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	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	1 F/C		1244		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	

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

Call Back: Sign: PSN Date: 2015-05-07 Lister: 06-010028.0000-v082020R