

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-010029.0000
HH42

RES
2025

sale

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

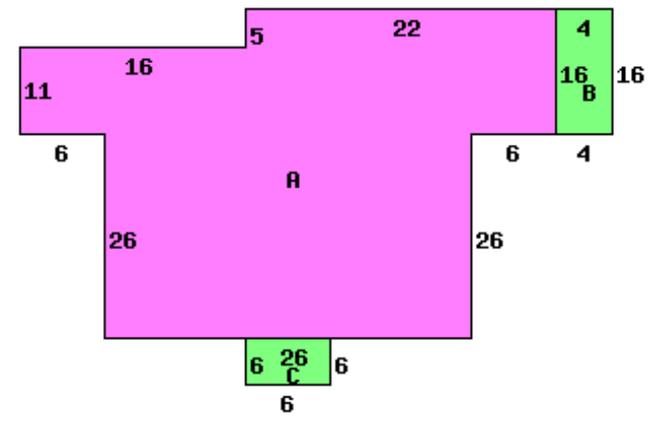
2022	KENNEDY DENNIS & TRAC	2004-12-21
2023	KENNEDY DENNIS & TRAC	2004-12-21
2024	KENNEDY DENNIS & TRAC	2004-12-21
2025	KENNEDY DENNIS & TRACY	2004-12-21 G-S PT OL 7
	845 S WAYNE ST	1WD
	KENTON OH 43326	\$50,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3600	5140	5140	5140	5140
Bldg100%	49800	41290	41290	41290	41280
Totl100%	53400t	46430t	46430t	46430t	46420t
Cauv100%					
Tax Value:					
Land 35%	1260	1800	1800	1800	1800
Bldg 35%	17430	14450	14450	14450	14450
Totl 35%	18690t	16250t	16250t	16250t	16250t
Hmstd35%	18690	16250	16250	16250	
Owner Oc	18.14	14.38	14.36	14.32	hmstd 1800 l 14450 b
Hmstd RB					
Net Tax	854.94	653.78	692.48	687.84	
Sp-Asmnt	21.11	21.11	28.87	28.87	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
1 B	F	M		1204		a	*MAIN		
	PAT	P		64	190	b	PORCH		
	STP	P		36	140	c	PORCH		
Sale#	#p	sale date	To			Type/Invalid?	Sale\$	co:land	co:blgd
828	1	2004-12-21	KENNEDY DENNIS & TRACY			1WD	50000	2890	27710
25	1	2004-01-14	MANNES J B			1FD	23500	2890	30340
144	0	1987-03-06				*	0	0	20310

Year	Land	Bldg	Total	Net Tax
2021	1260	17430	18690	858.14
2020	1260	17430	18690	742.84

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



845 S WAYNE ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS		
Story Height 1	Sq-Ft	Value	
Floor Level			
	Main	FRAME	
	Basement		
	Subtotal	108940	
Shingle	Roof	HIP	
	B 1 2 U A		
Plaster/Drywall	X	Fireplaces	2000
Unfinished Wall	X	Extra Features	330
Floor/Hardwood	X	Total Value	111270
Floor/Pine	X		
Number of Rooms	1 5	PUB SIDEWALK	
Bedrooms	2		
Fireplace		Neighborhood:	
Openings	1	Code:	3600
Stacks	1	Dwl/Gar/NC%	.9700
Central Heat	A		
FORCED AIR			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	1 B F	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr	Value
			1204	D+	OLD/AV	94580	.55		41280
	acres/	effective	depth	depth	actual	effective	extended	true	
front lot	frontage	frontage	factor	rate	rate	rate	value	value	
		37.00	237	116	120	139	5140	5140	