BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-010029.0000 RES
HH42 2026

sale

2023 KENNEDY DENNIS & TRAC	2004-12-21	
2024 KENNEDY DENNIS & TRAC	2004-12-21	
2025 KENNEDY DENNIS & TRAC	2004-12-21	
2026 KENNEDY DENNIS & TRACY	2004-12-21	G-S PT OL 7
845 S WAYNE ST	1WD	
	$50,000	
KENTON OH 43326		

Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

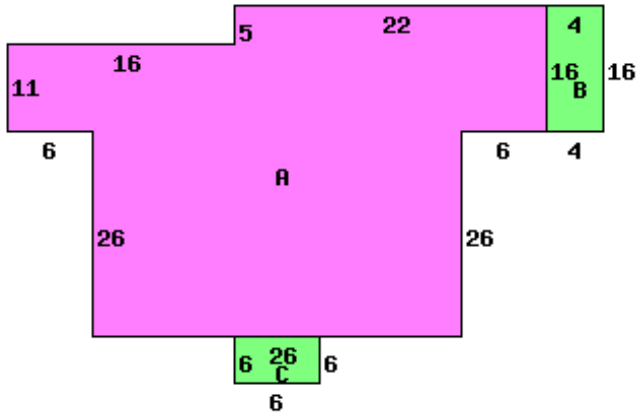
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5140	5140	5140	5140		5140	5910	5920
Bldg100%	41290	41290	41290	41290		41290	58310	58310
Totl100%	46430t	46430t	46430t	46430t		46430t	64230t	64230t
Cauv100%								
Tax Value:								
Land 35%	1800	1800	1800	1800		1800	2070	2070
Bldg 35%	14450	14450	14450	14450		14450	20410	20410
Totl 35%	16250t	16250t	16250t	16250t		16250t	22480t	22480t
Hmstd35%	16250	16250	16250	16250		16250	22480	
Owner Oc	14.38	14.36	14.32	14.32	14.32	hmstd 1800 l	14450 b	
Hmstd RB								
Net Tax	653.78	692.48	687.84	687.84	687.84			
Sp-Asmnt	21.11	28.87	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:bldg
828	1	2004-12-21	KENNEDY DENNIS & TRACY	1WD	50000	2890	27710
25	1	2004-01-14	MANNS J B	1FD	23500	2890	30340
144	0	1987-03-06		*	0	0	20310

Year	Land	Bldg	Total	Net Tax
2022	1260	17430	18690	854.94
2021	1260	17430	18690	858.14

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1204	103090
	Basement		301	5850
	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		
		Neighborhood:	
Fireplace		Code:	3600
Openings	1	Dwl/Gar/NC%	1.3700
Stacks	1		
Central Heat	A		
FORCED AIR			
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1204		D+	OLD/AV	94580	.55		58310

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		37.00	237	116	138	160	5920	5920

Call Back: Sign: PSN Date: 2015-05-07 Lister: