BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-010033.0000 RES
HH57 2026

sale

2023 PROFFITT DUSTIN R & D	2006-08-31	
2024 PROFFITT DUSTIN R & D	2006-08-31	
2025 PROFFITT DUSTIN R & D	2006-08-31	
2026 PROFFITT DUSTIN R & DAN	2006-08-31	BRUMMS 2ND 12-13
820 S WAYNE ST	1SD	
	$64,000	
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%	10710	10710	10710	10710		10710	12340	12330
Bldg100%	65660	65660	65660	65660		65660	91970	91970
Totl100%	76370t	76370t	76370t	76370t		76370t	104310t	104300t
Cauv100%								
Tax Value:								
Land 35%	3750	3750	3750	3750		3750	4320	4320
Bldg 35%	22980	22980	22980	22980		22980	32190	32190
Totl 35%	26730t	26730t	26730t	26730t		26730t	36510t	36510t
Hmstd35%								
Owner Oc	23.66	23.64	23.56	23.56	23.56			
Hmstd RB								
Net Tax	1075.38	1139.04	1131.46	1131.46	1131.46			
Sp-Asmnt	22.66	32.03	32.03	32.03				

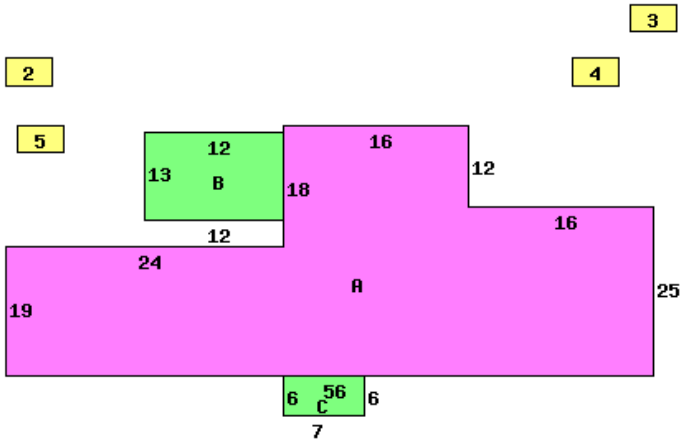
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1448		a	*MAIN
	DK	P		156	2340	b	PORCH
	STP	P		42	170	c	PORCH

#: 34, L/W
060100340000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
527	1	2006-08-31	PROFFITT DUSTIN R & DANY	1SD	64000	6570	44110
748	1	2003-12-17	THOMPSON DONALD J	1WD	60400	5970	31030
747	1	2003-12-17	CITI FINANCIAL MORTGAGE	1DD	39000	5970	31030

Year	Land	Bldg	Total	Net Tax
2022	2610	20050	22660	1036.54
2021	2610	20050	22660	1040.42

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



820 S WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1448	114480
	Subtotal			114480
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Plumbing	2100
Panelled Wall	X	Extra Features	2510
Floor/Carpet	X	Total Value	119090
Floor/Tile-Lino	X		
Number of Rooms	6	PUB ALLEY	
Bedrooms	2		
		Neighborhood:	
Central Heat	A	Code:	3600
FORCED AIR		Dwl/Gar/NC%	1.3700
Plumbing			
Standard	1		
Extra 3 Fixture	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 F/C		1448		D	OLD/GD	95270	.40		78310
2	Garage		24X30	720		C	2003AV	17280	.50		11840
3	Shed	*PP	8X10	80			OLD/	0			0
4	Pool	*PP		0			OLD/	0			0
5	Shed		10X20	200		D	2022AV	1920	.05		1820

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot	109.0000	109.00	134	94	138	130	14170	12330	Excess Fro

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

06-010033.0000-v082020R