

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-010035.0000  
HH56

RES  
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020 HENSLEY BRIAN P SR &	1996-12-27
2021 HENSLEY BRIAN P SR &	1996-12-27
2022 HOGAN THERON	2021-06-14
2023 HOGAN THERON	2021-06-14 BRUMMS 2ND PT 14
832 S WAYNE ST	1WD
KENTON OH 43326	\$100,000
	12.1-05-01-035

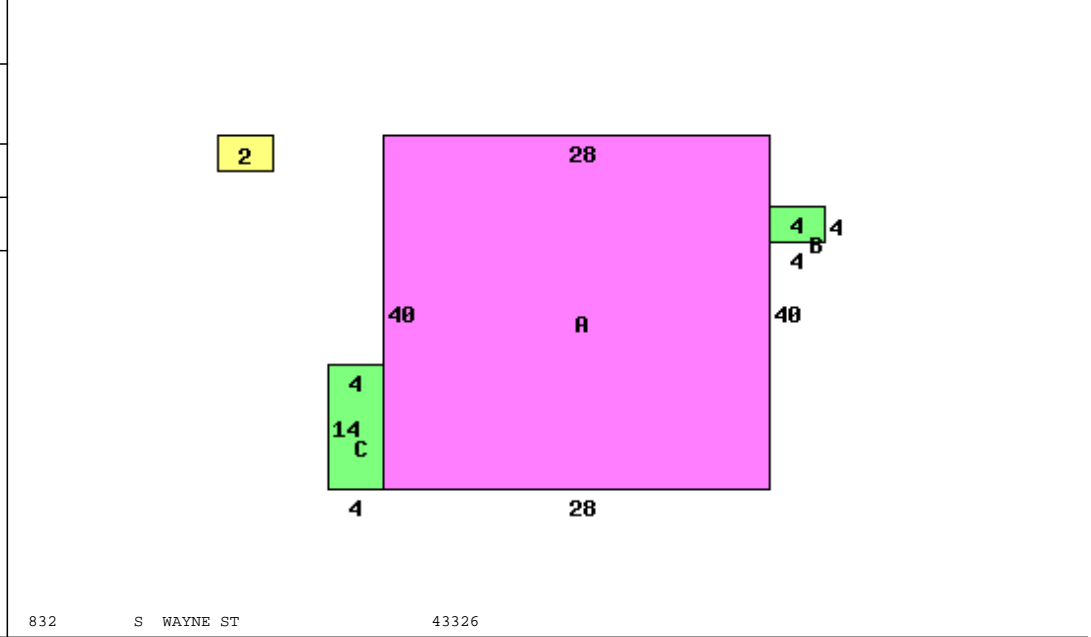
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3860	3860	3860	5540	5540
Bldg100%	86460	60630	60630	71660	71670
Totl100%	90310t	64490t	64490t	77200t	77210t
Cauv100%					
Tax Value:					
Land 35%	1350	1350	1350	1940	1940
Bldg 35%	30260	21220	21220	25080	25080
Totl 35%	31610t	22570t	22570t	27020t	27020t
Hmstd35%					
Owner Oc	30.90	21.88	21.90		
Hmstd RB					
Net Tax	1256.32	1036.28	1032.42	1110.96	
Sp-Asmnt	21.33	21.34	21.33	21.33	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1120			
	DK	P		16	240	b	PORCH
	EPF	P		56	2240	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
257	1	2021-06-14	HOGAN THERON	1WD	100000	3860	86460
784	1	1996-12-27	HENSLEY BRIAN P SR MAXIN	1WD	44500	3230	35660
159	1	1996-04-25	JENKINS JULIE A	1QC 8	0	3200	34510
327	1	1990-04-27		1WD	9000	0	14110

Year	Land	Bldg	Total	Net Tax
2019	1290	17130	18420	706.58
2018	1290	17130	18420	707.32

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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS		
Story Height 1	Sq-Ft Value		
Floor Level	1120 103370		
Metal	Subtotal 103370		
Plaster/Drywall	D	Air Conditioning	1980
Panelled Wall	X	Plumbing	2100
Floor/Carpet	X	Extra Features	2480
Floor/Tile-Lino	X	Total Value	109930
Number of Rooms	5		
Bedrooms	3	PUB ALLEY	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3600
Central A/C	A	Dwl/Gar/NC%	.9700
Plumbing			
Standard	1		
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1120		D+	1991GD	.24		68880
2 Garage		20X20	400	C	1991FR	.70		2790
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		49.00	134	94	120	113	5540	5540