

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 |

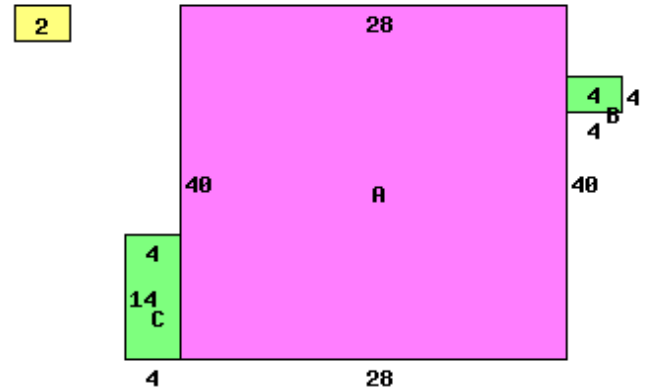
| | | | | | |
|------------|---------|---------|---------|---------|--------|
| Tax Year | 2020 | 2021 | 2022 | 2023 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 3860 | 3860 | 3860 | 5540 | 5540 |
| Bldg100% | 86460 | 60630 | 60630 | 71660 | 71670 |
| Totl100% | 90310t | 64490t | 64490t | 77200t | 77210t |
| Cauvl00% | | | | | |
| 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 |
| | EFF | P | | 56 | 2240 | c | PORCH |

| | | | | | | | |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 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 |

| | | | |
|-------------------------------|---------|----------------------|--|
| p r o j e c t | | ben acres / % factor | |
| 902 MAIN DISTRICT CONSERVANCY | XA/2023 | | |
| 500 HARDIN COUNTY LANDFILL | XA/2023 | | |



832 S WAYNE ST 43326

| | | |
|---------------------------|------------------------|-----------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS | |
| Story Height 1 | Sq-Ft | Value |
| Floor Level | 1120 | 103370 |
| Metal | Subtotal | 103370 |
| | Main | FRAME |
| | Roof | GABLE |
| 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: |
| 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 | | 1991GD | 93440 | .24 | Dpr | Value |
| 2 Garage | | 20X20 | 400 | 1991FR | 9600 | .70 | Dpr | 2790 |
| front lot | acres/ | effective | depth | actual | effective | extended | true | |
| | frontage | frontage | depth | factor | rate | value | value | |
| | | 49.00 | 134 | 94 | 120 | 5540 | 5540 | |