BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-010035.0000 RES
HH56 2026

sale

2023 HOGAN THERON	2021-06-14	
2024 HOGAN THERON	2021-06-14	
2025 HOGAN THERON	2021-06-14	
2026 HOGAN THERON	2021-06-14	BRUMMS 2ND PT 14
832 S WAYNE ST	1WD	
	$100,000	
KENTON OH 43326		

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

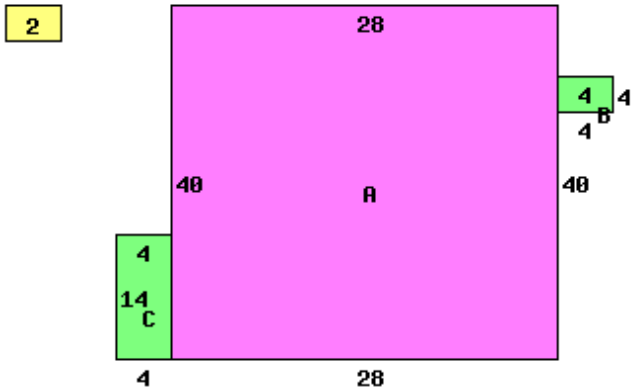
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5540	5540	5540	5540		5540	6370	6370
Bldg100%	71660	71660	71660	71660		71660	101230	101240
Totl100%	77200t	77200t	77200t	77200t		77200t	107600t	107610t
Cauv100%								
Tax Value:								
Land 35%	1940	1940	1940	1940		1940	2230	2230
Bldg 35%	25080	25080	25080	25080		25080	35430	35430
Totl 35%	27020t	27020t	27020t	27020t		27020t	37660t	37660t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1110.96	1175.30	1167.56	1167.56	1167.56			
Sp-Asmnt	21.33	32.12	32.12	32.12				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1120		a	*MAIN
	DK	P		16	240	b	PORCH
	EFP	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
2022	1350	21220	22570	1032.42
2021	1350	21220	22570	1036.28

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



832 S WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1120	103370
	Subtotal			103370
Metal	Roof	GABLE		

B 1 2 U A

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%	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		1120		D+	1991GD	93440	.24		97290
2	Garage		20X20	400		C	1991FR	9600	.70		3950

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		49.00	134	94	138	130	6370	6370

Call Back: Sign: PSN Date: 2015-05-07 Lister: 06-010035.0000-v082020R