BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-010046.0000 RES
HH138 2026

sale

2023	WILKERSON KEITH M	2020-02-24
2024	WILKERSON KEITH M	2020-02-24
2025	WILKERSON KEITH M	2020-02-24
2026	WILKERSON KEITH M	2020-02-24 G-S SUB PT OL 7
	831 S MAIN ST	1QC
		$14,900
	KENTON OH 43326	

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

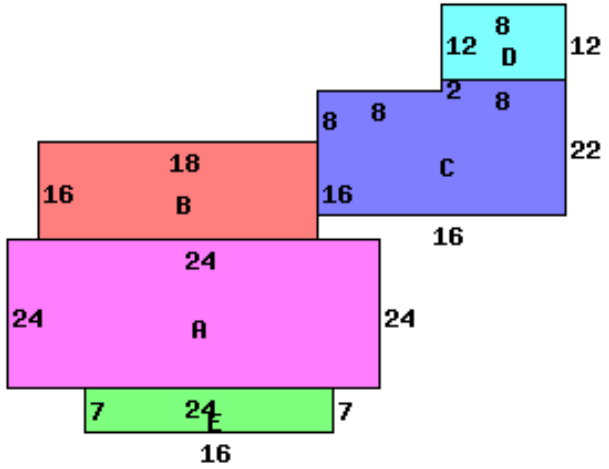
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7430	7430	7430	7430		7430	8510	8520
Bldg100%	36910	36910	36910	36910		36910	52110	52110
Totl100%	44340t	44340t	44340t	44340t		44340t	60630t	60630t
Cauv100%								
Tax Value:								
Land 35%	2600	2600	2600	2600		2600	2980	2980
Bldg 35%	12920	12920	12920	12920		12920	18240	18240
Totl 35%	15520t	15520t	15520t	15520t		15520t	21220t	21220t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	638.12	675.08	670.64	670.64	670.64			
Sp-Asmnt	20.71	28.66	28.66	28.66				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 Q	F/C	M		576		a	*MAIN
1	F/C	A		288		b	ADDTN
	F	G		336	8060	c	GRAGE
04	F	O		96	1150	d	OTHER
	OFP	P		112	3360	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
75	1	2020-02-24	WILKERSON KEITH M	1QC	*	14900	4910	23260
163	1	2014-04-04	ACM VISION V LLC	1WD	*	0	5460	26310
513	1	2012-11-07	OH SEVEN LLC	1WD		8850	5460	26310
10	1	2012-01-06	FANNIE MAE	1SH		18000	5460	26310
337	1	2000-06-07	DEERWESTER SHERRY J	1WD		28000	7060	16970
336	1	2000-06-07	MAGNUSON BRANDEE	1WD		28000	7060	16970
129	1	1997-03-12	STEED DENNIS L & JUDY A	1SD		20000	7430	14310

Year	Land	Bldg	Total	Net Tax
2022	1810	10150	11960	558.70
2021	1810	10150	11960	560.72

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



831 S MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	864	98480
	Qtr Story	FRAME	576	9710
	Subtotal			108190
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Garages and Carports	8060
Floor/Pine	X	X	Extra Features	4510
Floor/Carpet	X		Total Value	120760
Number of Rooms	8	1		
Bedrooms	2		PUB SIDEWALK	
Central Heat	A		Neighborhood:	
FORCED AIR			Code:	3600
Plumbing			Dwl/Gar/NC%	1.3700
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 QF/C		864		C-	OLD/FR	108680	.65		52110

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	159	103	138	142	8520	8520

Call Back: Sign: PSN Date: 2017-04-26 Lister: