

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-010048.0000
HH140

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 JONES CHRIS E & CINDY	1996-06-05
2023 JONES CHRIS E & CINDY	1996-06-05
2024 JONES CHRIS E & CINDY	1996-06-05
2025 JONES CHRIS E & CINDY L	1996-06-05 G-S SUB PT OL 7
845 S MAIN ST	2WD
KENTON OH 43326	\$39,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	7140	9940	10890	10890	10880
Land100%	79370	101970	102800	102800	102810
Bldg100%	86510t	111910t	113690t	113690t	113690t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2500	3480	3810	3810	3810
Bldg 35%	27780	35690	35980	35980	35980
Totl 35%	30280t	39170t	39790t	39790t	39790t
Hmstd35%	30050	38890	39220	38490	
Owner Oc	29.16	34.42	34.68	33.94	
Hmstd RB	400.22	368.96	417.58	429.66	hmstd 3810 l 34680 b
Net Tax	985.10	1207.16	1278.50	1255.76	
Sp-Asmnt	23.53	23.53	41.96	41.96	

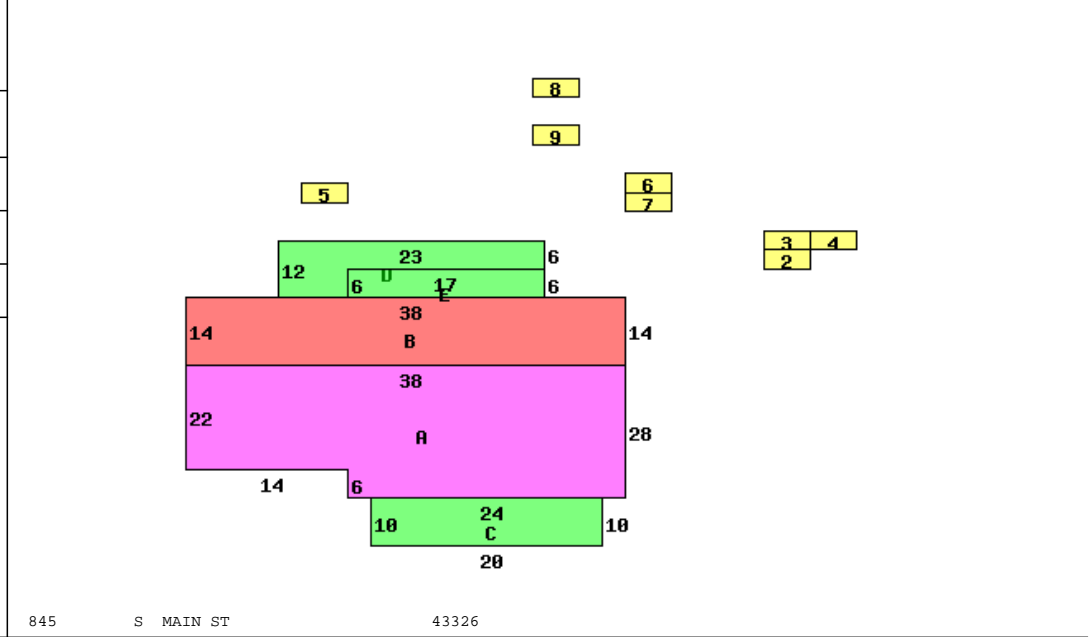
SHB+ 1 BQ 1	CONS F	TYPE M	FACT A	SQ-FT 980	VALUE 532	a	*MAIN
	F/C	A		200	6000	b	ADDTN
	OFF	P		174	2610	c	PORCH
	DK	P		102	3060	d	PORCH
	OFF	P				e	PORCH

#: 049 061 L/W
2024 duplicate combined parcels
060100490000
060100610000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
339	2	1996-06-05	JONES CHRIS E & CINDY L	2WD	39000	7910	28910
130	2	1996-03-26	VERMILLION CAROLYN S	2QC *	0	7910	28910

Year	Land	Bldg	Total	Net Tax
2021	2500	27780	30280	1390.50
2020	2500	27780	30280	1203.70

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



845 S MAIN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1Q	Sq-Ft	Value
Floor Level	Main	FRAME	1512 119420
	Qtr Story	FRAME	980 15460
	Basement		280 5500
	Subtotal		140380
Metal	Roof	GABLE	
Plaster/Drywall	X	X	Air Conditioning 4280
Unfinished Wall	X		Extra Features 11670
Floor/Pine	X	X	Total Value 156330
Floor/Carpet	X		
Floor/Tile-Lino	X		
Number of Rooms	1	2	PUB SIDEWALK
Bedrooms	1	2	Neighborhood: 3600
Central Heat	A		Dwl/Gar/NC% .9700
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F	1512	1512		C	OLD/GD	156330	.40		90980
2 Garage	CB 0	20X58	1160		C	OLD/FR	27840	.70		8100
3 Lean-To		6X18	108		C	OLD/FR	860	.70		260
4 Shed	CB 0	6X26	156		C	OLD/FR	1870	.70		560
5 Greenhouse	*PP	13X12	156			1999AV	0			0
6 Pool	*PP		0			OLD/	0			0
7 P	DK	11X28	308		C	2000AV	4620	.55		2080
8 Shelter		12X16	192		D	2004AV	1650	.50		830
9 Shed	*PP	8X8	64			OLD/	0			0
rear lot	frontage	effective	depth	depth	actual	effective	extended	phy	fncl	true
		158.00	122	12	40	5	790			790
front lot	74.5000	75.00	159	103	120	124	9300			9300
rear lot		158.00	60	12	40	5	790			790