BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-010048.0000 RES
HH140 2026

sale

2023 JONES CHRIS E & CINDY	1996-06-05	
2024 JONES CHRIS E & CINDY	1996-06-05	
2025 JONES CHRIS E & CINDY	1996-06-05	
2026 JONES CHRIS E & CINDY L	1996-06-05	G-S SUB PT OL 7
845 S MAIN ST	2WD	
	$39,000	
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%	9940	10890	10890	10890		10890	12230	12230
Bldg100%	101970	102800	102800	102800		102800	143660	143670
Totl100%	111910t	113690t	113690t	113690t		113690t	155890t	155900t
Cauv100%								
Tax Value:								
Land 35%	3480	3810	3810	3810		3810	4280	4280
Bldg 35%	35690	35980	35980	35980		35980	50280	50280
Totl 35%	39170t	39790t	39790t	39790t		39790t	54560t	54570t
Hmstd35%	38890	39220	38490	38490		38490	53260	
Owner Oc	34.42	34.68	33.94	33.94	33.94	hmstd 3810 l	34680 b	
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	1207.16	1278.50	1255.76	1255.76	1255.76			
Sp-Asmnt	23.53	41.96	41.96	41.96				

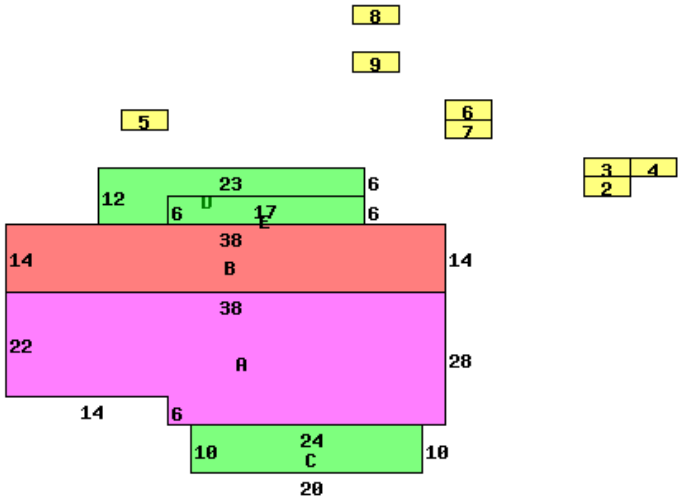
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BQ	F	M		980		a	*MAIN
1	F/C	A		532		b	ADDTN
	OFP	P		200	6000	c	PORCH
	DK	P		174	2610	d	PORCH
	OFP	P		102	3060	e	PORCH

#: 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
2022	2500	27780	30280	985.10
2021	2500	27780	30280	1390.50

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



845 S MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1512	119420
	Qtr Story	FRAME	980	15460
	Basement		280	5500
	Subtotal			140380
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X		X	
Unfinished Wall	X				
Floor/Pine		X		X	
Floor/Carpet		X			
Floor/Tile-Lino		X			
Number of Rooms	1	7		2	
Bedrooms		1		2	
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				

Air Conditioning	4280
Extra Features	11670
Total Value	156330
PUB SIDEWALK	
Neighborhood:	
Code:	3600
Dwl/Gar/NC%	1.3700

	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		1512		C	OLD/GD	156330	.40		128500
2	Garage		CB 0	20X58	1160		C	OLD/FR	27840	.70		11440
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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	74.5000	75.00	159	103	138	142	10650	10650
rear lot		158.00	60	12	40	5	790	790
rear lot		158.00	122	12	40	5	790	790

Call Back: Sign: PSN Date: 2015-05-07 Lister: