

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-010051.0000
HH53

RES
2025

sale		Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r				
2022 THOMAS AVERIE L	2021-09-23	Tax Year	2022	2023	2024	2025
2023 THOMAS AVERIE L	2021-09-23	Prop Cls	599	599	599	599
2024 THOMAS AVERIE L	2021-09-23	Acres				
2025 THOMAS AVERIE L	2021-09-23	Land100%	3540	5030	5030	5030
S WAYNE ST	2021-09-23	Bldg100%	2460	2860	2860	2860
	3WD	Totl100%	6000t	7890t	7890t	7890t
	\$112,000	Cauv100%				
		Tax Value:				
		Land 35%	1240	1760	1760	1760
		Bldg 35%	860	1000	1000	1000
		Totl 35%	2100t	2760t	2760t	2760t
		Hmstd35%				
		Owner 0c				
		Hmstd RB				
		Net Tax	98.12	113.48	120.04	119.26
		Sp-Asmnt	2.29	2.29	6.83	6.83

060100520000									
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg		
507	3	2021-09-23	THOMAS AVERIE L	3WD	112000	3540	2460		
137	3	2021-04-08	CHAMBERLAIN HELEN EILEEN	3WD *	0	3540	2460		
35	3	2020-01-30	REED REBECCA L	3WD *	0	3370	2460		
28	3	2020-01-28	CHAMBERLAIN HELEN EILEEN	3CT *	0	3370	2460		
514	1	1989-06-27		1UN *	0	2400	0		
Year	Land	Bldg	Total	Net Tax					
2021	1240	860	2100	98.46					
2020	1240	860	2100	85.52					
p r o j e c t					ben acres		/ % factor		
902 MAIN DISTRICT CONSERVANCY					XA/2025				

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S WAYNE ST

PUB ALLEY		Bldg Type		SHB+Cons		DixHt		Unit		Blt/Renov		Replace		Phy		Fnc		True	
Neighborhood:		1 Pole Build				FtxFt		Rate		Cond		Value		Dpr		Dpr		Value	
Code:						20X34		680		1991AV		8160		.65				2860	
Dwl/Gar/NC%				acres/		effective		depth		actual		effective		extended		value		true	
3600				front lot		42.00		150		100		138		138		5800		5800	
1.3700																			