BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-010054.0000 RES
HH130 2026

sale

2023	BAUM HARLEY RICHARD	2016-06-24
2024	BAUM HARLEY RICHARD	2016-06-24
2025	BAUM HARLEY RICHARD	2016-06-24
2026	BAUM HARLEY RICHARD	2016-06-24 G-S PT OL 5
	707 S MAIN ST	1QC
		$0
	KENTON OH 43326	

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

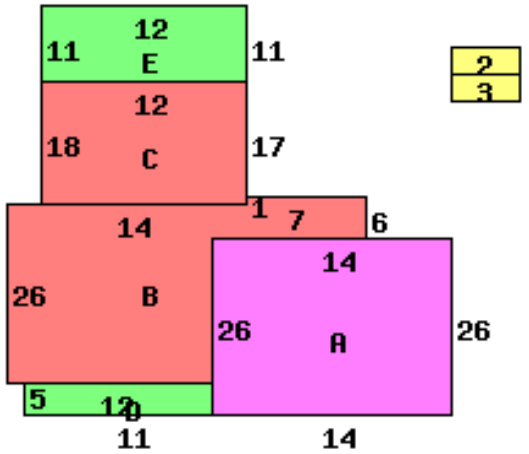
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3740	3740	3740	3740		3740	4290	4290
Bldg100%	53490	53490	53490	53490		53490	75400	75390
Totl100%	57230t	57230t	57230t	57230t		57230t	79690t	79680t
Cauv100%								
Tax Value:								
Land 35%	1310	1310	1310	1310		1310	1500	1500
Bldg 35%	18720	18720	18720	18720		18720	26390	26390
Totl 35%	20030t	20030t	20030t	20030t		20030t	27890t	27890t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	823.56	871.24	865.52	865.52	865.52			
Sp-Asmnt	20.95	30.02	30.02	30.02				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		364		a	*MAIN
1	F/C	A		364		b	ADDTN
1	F/C	A		216		c	ADDTN
	OFP	P		55	1650	d	PORCH
	DK	P		132	1980	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
262	1	2016-06-24	BAUM HARLEY RICHARD	1QC	*	0	2740	32170
116	1	2002-03-11	BAUM HARLEY R & TAMARA R	1WD		23850	3540	20140
68	1	2002-02-12	FEDERAL TRUST BANK	1DD		18000	3540	20140
1050	1	1994-11-09	HOLLAND JEFFREY LEE SR	1WD	*	0	0	15430
1070	1	1991-12-23		1WD		15000	0	13430
526	1	1991-07-03		1UN	*	0	0	13430
943	0	1987-11-06			*	20000	0	11910
715	0	1987-08-20			*	15000	0	11910
731	0	1986-09-10			*	12500	0	13230

Year	Land	Bldg	Total	Net Tax
2022	910	15470	16380	765.18
2021	910	15470	16380	767.96

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



707 S MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	944	103390
	Part Upper	FRAME	364	24710
	Subtotal			128100
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Heating	-1700
Panelled Wall	X		Extra Features	3630
Floor/Pine	X	X	Total Value	130030
Floor/Tile-Lino	X			
Number of Rooms	4	3	PUB SIDEWALK	
Bedrooms	1			
			Neighborhood:	
Plumbing			Code:	3600
Standard	1		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	1T F/C			1308		C-	OLD/AV	117030	.55		72150
2	Garage			16X18	288		C	OLD/FR	6910	.70		2840
3	Lean-To	*SV	0	12X12	144			1991FR	400			400

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		33.00	134	94	138	130	4290	4290

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