BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-020011.0000 RES
DD40 2025

sale

2022	BOWEN DOUGLAS & JUDIT	2021-05-20
2023	BOWEN DOUGLAS & JUDIT	2021-05-20
2024	BOWEN DOUGLAS & JUDIT	2021-05-20
2025	BOWEN DOUGLAS & JUDITH	2021-05-20 KETTLES 6-7 PT 5 PT 8 62
	345 W ESPY ST	6SD VAC ALLEY
		$41,000
	KENTON OH 43326	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	18290	24540	24540	24540	24540
Bldg100%	50230	65090	65090	65090	65090
Totl100%	68510t	89630t	89630t	89630t	89630t
Cauv100%					
Tax Value:					
Land 35%	6400	8590	8590	8590	8590
Bldg 35%	17580	22780	22780	22780	22780
Totl 35%	23980t	31370t	31370t	31370t	31370t
Hmstd35%	22940	30080	30080	30080	
Owner Oc	22.26	26.62	26.60	26.52	hmstd 8590 l 21490 b
Hmstd RB					
Net Tax	1097.92	1263.22	1337.90	1328.98	
Sp-Asmnt	31.56	31.56	34.46	34.46	

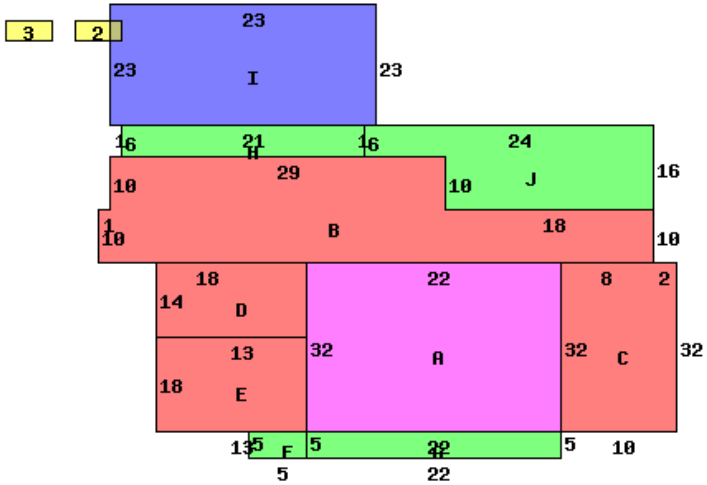
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	F/C	M		704		a	*MAIN
1	F/C	A		770		b	ADDTN
1	F/C	A		320		c	ADDTN
1	F/C	A		182		d	ADDTN
1	F/C	A		234		e	ADDTN
	STP	P		25	100	f	PORCH
	OFP	P		110	3300	g	PORCH
	EFP	P		126	5040	h	PORCH
	F2	G		529	12700	i	GRAGE
	DK	P		330	4950	j	PORCH

2022 DUPLICATE COMBINED ALL PARCELS
L/C JACOB T & CHRISTINA M DYER 7-12-22 $45,000
060200060000
060200070000
060200080000
060200090000
060200100000
060200120000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
213	6	2021-05-20	BOWEN DOUGLAS & JUDITH	6SD	41000	3400	50230
112	6	2021-04-01	HOME SAVINGS & LOAN CO OF	6SH	43333	3400	50230
501	6	2004-08-12	CRISP KIM R	6WD	95000	3860	57770
235	6	2003-05-08	WHITMORE JUSTINE	6CT *	0	3860	57770

Year	Land	Bldg	Total	Net Tax
2021	1390	17580	18970	872.00
2020	1190	17580	18770	747.02

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



345 W ESPY ST 43326

Occupancy 1 Single Family

Story Height 1
Floor Level Main FRAME
Qtr Story FRAME
Subtotal
Shingle Roof GABLE

*DWELLING COMPUTATIONS

	Sq-Ft	Value
Main FRAME	2210	147960
Qtr Story FRAME	704	2910
Subtotal		150870

B 1 2 U A

Plaster/Drywall	P	Air Conditioning	3870
Panelled Wall	X	Garages and Carports	12700
Unfinished Wall	X	Extra Features	13390
Floor/Carpet	X	Total Value	180830
Floor/Tile-Lino	L		
Number of Rooms	7 1	PUB SIDEWALK	
Bedrooms	4		
		Neighborhood:	
Central Heat	A	Code:	3600
FORCED AIR		Dwl/Gar/NC%	.9700
Central A/C	A		
Plumbing			
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 AF/C		2210		C	OLD/FR	180830	.65		61390
2	Garage	CB 0	23X23	529		C	1950FR	12700	.70		3700
3	Shed	*PP 0	8X8	64			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		171.00	100	81	120	97	16590	16590
rear lot		68.00	45	50	40	20	1360	1360
rear lot		60.00	60	59	40	24	1440	1440
rear lot		147.00	126	87	40	35	5150	5150

Call Back: Sign: PSN Date: 2015-02-17 Lister: 06-020011.0000-v082020R