BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-020011.0000 RES
DD40 2026

sale

2023	BOWEN DOUGLAS & JUDIT	2021-05-20
2024	BOWEN DOUGLAS & JUDIT	2021-05-20
2025	BOWEN DOUGLAS & JUDIT	2021-05-20
2026	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:- 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%	24540	24540	24540	24540		24540	27110	27100
Bldg100%	65090	65090	65090	65090		65090	91940	91930
Totl100%	89630t	89630t	89630t	89630t		89630t	119060t	119030t
Cauv100%								
Tax Value:								
Land 35%	8590	8590	8590	8590		8590	9490	9490
Bldg 35%	22780	22780	22780	22780		22780	32180	32180
Totl 35%	31370t	31370t	31370t	31370t		31370t	41670t	41660t
Hmstd35%	30080	30080	30080	30080		30080	39840	
Owner Oc	26.62	26.60	26.52	26.52	26.52	hmstd 8590 l	21490 b	
Hmstd RB								
Net Tax	1263.22	1337.90	1328.98	1328.98	1328.98			
Sp-Asmnt	31.56	34.46	34.46	34.46				

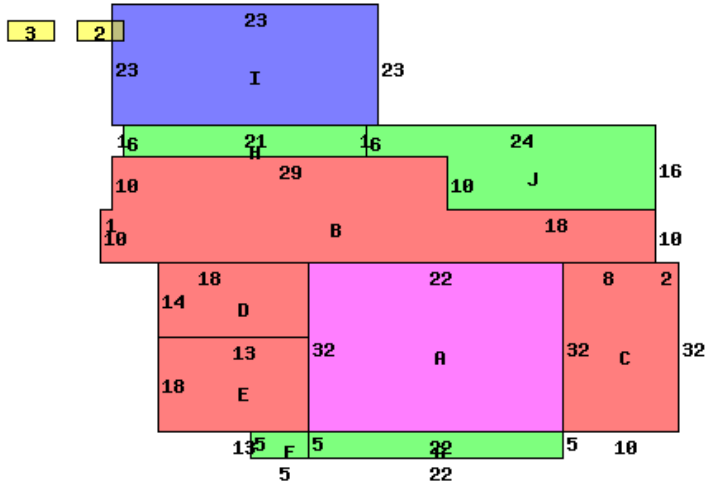
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	F/C	M		704		a	*MAIN
1	F/C	A		770		b	ADDTN
1	F/C	A		320		c	ADDTN
1	F/C	A		182		d	ADDTN
1	F/C	A		234		e	ADDTN
	STP	P		25	100	f	PORCH
	OFP	P		110	3300	g	PORCH
	EFP	P		126	5040	h	PORCH
	F2	G		529	12700	i	GRAGE
	DK	P		330	4950	j	PORCH

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
2022	6400	17580	23980	1097.92
2021	1390	17580	18970	872.00

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



345 W ESPY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2210	147960
	Qtr Story	FRAME	704	2910
	Subtotal			150870
Shingle	Roof	GABLE		

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%	1.3700
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		86710
2	Garage	CB 0	23X23	529		C	1950FR	12700	.70		5220
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	138	112	19150	19150
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: