BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-030020.0000 RES
CC156 2026

sale

2023 HOWARD GARY LEE	1993-09-24	
2024 SHAFER OWEN D	2023-05-05	
2025 SHAFER OWEN D	2023-05-05	
2026 SHAFER OWEN D	2023-05-05	LEIGHTONS SUB N PT 6
409 & & 409 1/2 WATERWORKS DR	1WD	
	$80,000	
KENTON OH 43326		

2027 SHAFER REONNA	2025-02-03	
409 & & 4091/2 WATERWORKS DR	1WD	
KENTON OH 43326		

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

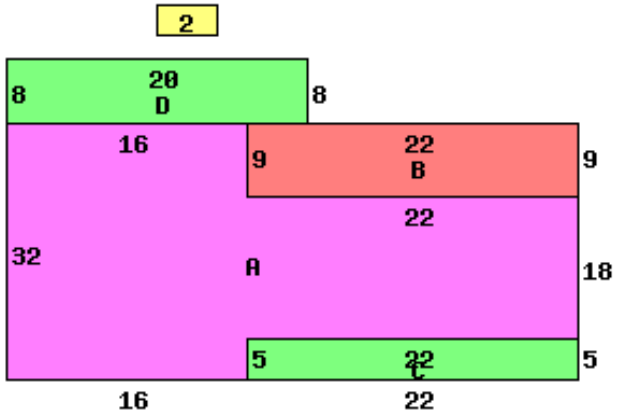
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	10800	10800	10800	10800		10800	12430	12420
Bldg100%	43600	43600	43600	43600		43600	61600	61590
Totl100%	54400t	54400t	54400t	54400t		54400t	74030t	74010t
Cauv100%								
Tax Value:								
Land 35%	3780	3780	3780	3780		3780	4350	4350
Bldg 35%	15260	15260	15260	15260		15260	21560	21560
Totl 35%	19040t	19040t	19040t	19040t		19040t	25910t	25900t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	782.86	828.20	822.72	822.72	822.72			
Sp-Asmnt	38.91	47.95	482.01	482.01				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 Q	F/C	M		908		a	*MAIN
1	F/C	A		198		b	ADDTN
	OFP	P		110	3300	c	PORCH
	PAT	P		160	480	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
42	1	2025-02-03	SHAFER REONNA	1WD	75000	10800	43600
167	1	2023-05-05	SHAFER OWEN D	1WD	80000	7570	33370
865	1	1993-09-24	HOWARD GARY LEE	1CT *	0	0	18510

Year	Land	Bldg	Total	Net Tax
2022	2650	11680	14330	669.40
2021	2650	11680	14330	671.84

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
539 DELQ WATER - KENTON CORP	XA/2025			
540 DELQ SEWER - KENTON CORP	XA/2025			
642 TRASH-KENTON CITY	XA/2025			



409 409 1/2 WATERWORKS D 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1106	102070
	Qtr Story	FRAME	908	14420
	Subtotal			116490
Metal	Roof	GABLE		

	B	1	2	U	A			
Plaster/Drywall	X		X			1 /	Extra Living Units	3500
Floor/Pine	X		X				Heating	-2540
Number of Rooms	9		2				Plumbing	2100
Bedrooms	4		2				Extra Features	3780
							Total Value	123330
Plumbing								
Standard	1							
Extra 3 Fixture	1						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 QF/C		1106		C-	OLD/AV	111000	.55	.10	61590
2	Shed	*PP	10X8	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	86.0000	90.00	149	100	138	138	12420	12420

Call Back: Sign: PSN Date: 2015-11-17 Lister:

06-030020.0000-v082020R