BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-030021.0000 RES
CC154 2026

sale

2023 KISSLING AMY M	1999-07-16	
2024 KISSLING AMY M	1999-07-16	
2025 KISSLING AMY M	1999-07-16	
2026 KISSLING AMY M	1999-07-16	SE PT 6 U P LEIGHTONS ADD
405 WATERWORKS DR	1WD	
	$31,000	
KENTON OH 43326		

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

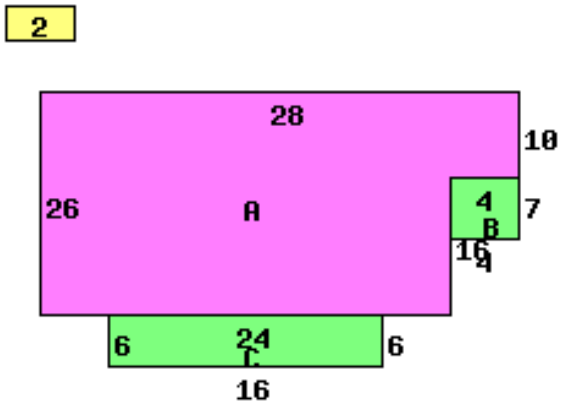
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3540	3540	3540	3540		3540	4060	4060
Bldg100%	29830	29830	29830	29830		29830	41910	41910
Totl100%	33370t	33370t	33370t	33370t		33370t	45970t	45970t
Cauv100%								
Tax Value:								
Land 35%	1240	1240	1240	1240		1240	1420	1420
Bldg 35%	10440	10440	10440	10440		10440	14670	14670
Totl 35%	11680t	11680t	11680t	11680t		11680t	16090t	16090t
Hmstd35%	11490	11490	11490	11490		11490	15900	
Owner Oc	10.16	10.16	10.12	10.12	10.12	hmstd 1240 l	10250 b	
Hmstd RB								
Net Tax	470.10	497.90	494.58	494.58	494.58			
Sp-Asmnt	20.38	27.65	27.65	27.65				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		664		a	*MAIN
	STP	P		28	110	b	PORCH
	OFP	P		96	2880	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
403	1	1999-07-16	KISSLING AMY M	1WD	31000	1740	10290
258	1	1995-04-06	GOOD CARL E & LINDA L	WD	11600	2910	8710
889	0	1987-10-19		*	0	0	9310

Year	Land	Bldg	Total	Net Tax
2022	860	5410	6270	286.96
2021	860	5410	6270	288.04

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



405 WATERWORKS DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	664	85900
	Basement		664	12580
	Subtotal			98480
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	2990
Unfinished Wall	X	Total Value	101470
Floor/Pine	X		
Number of Rooms	1 4		
Bedrooms	1	Neighborhood:	
		Code:	3600
Central Heat	A	Dwl/Gar/NC%	1.3700
GRAV AIR			
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 B F		664		D+	OLD/FR	86250	.65		41360
2	Shed	F	12X16	192		D	OLD/FR	1840	.70		550

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		35.00	108	84	138	116	4060	4060

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