

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-040009.0000  
CC145

RES  
2025

sale

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

2022	EVANS JAMES L & LENA	1991-07-29
2023	EVANS JAMES L & LENA	1991-07-29
2024	EVANS JAMES L & LENA	1991-07-29
2025	EVANS JAMES L & LENA K	1991-07-29
404 RAILROAD ST		LUN
KENTON OH 43326		\$48,800

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	6200	8890	8890	8890	8880
Land100%	74400	74260	74260	74260	74250
Bldg100%	80600t	83140t	83140t	83140t	83130t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2170	3110	3110	3110	3110
Bldg 35%	26040	25990	25990	25990	25990
Totl 35%	28210t	29100t	29100t	29100t	29100t
Hmstd35%					
Owner Oc	27.36	25.76	25.72	25.66	
Hmstd RB				429.66	
Net Tax	1290.44	1170.72	1240.06	802.10	
Sp-Asmnt	23.55	23.55	33.20	33.20	

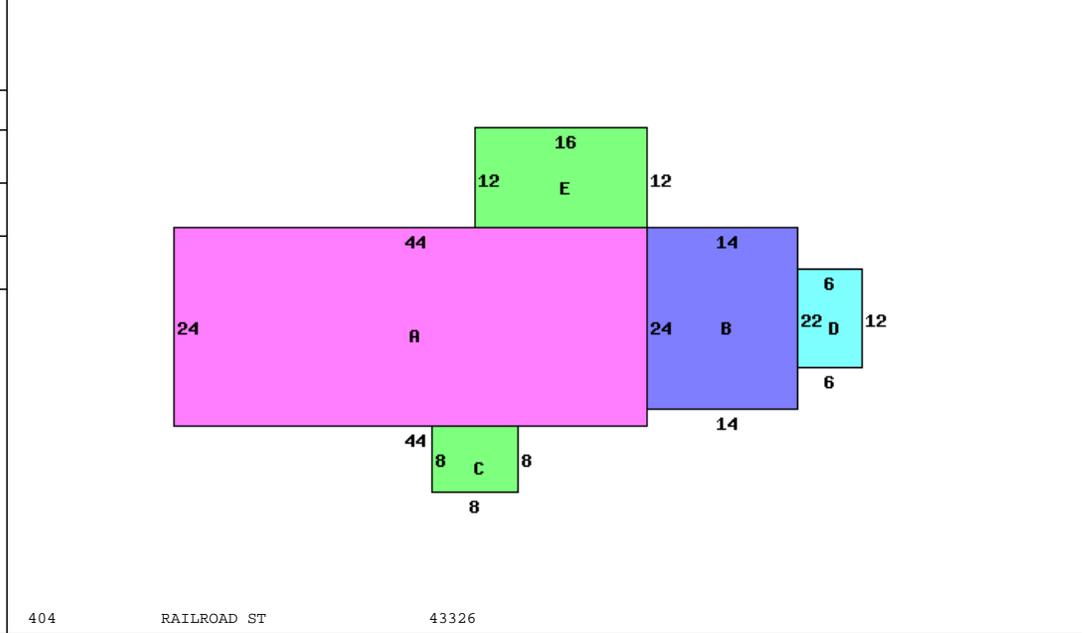
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1056			GRAGE
	F	G		308	7390	b	PORCH
04	STP	P		64	260	c	OTHER
	F	O		72	860	d	PORCH
	DK	P		192	2880	e	

#: 10, L/W  
060400100000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
594	1	1991-07-29		LUN *	48800	0	34400
963	1	1989-11-13		LWD	3000	3110	0

Year	Land	Bldg	Total	Net Tax
2021	2170	26040	28210	1295.22
2020	2170	26040	28210	1121.22

project  
902 MAIN DISTRICT CONSERVANCY XA/2025  
500 HARDIN COUNTY LANDFILL XA/2025



404 RAILROAD ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1056	101590
Shingle	Main Subtotal	101590
	Roof	
Plaster/Drywall	X	Air Conditioning 1950
Floor/Carpet	X	Garages and Carpets 7390
Floor/Tile-Lino	X	Extra Features 4000
Number of Rooms	5	Total Value 114930
Bedrooms	3	
Central Heat	A	PUB ALLEY
ELECTRIC		Neighborhood:
Central A/C	A	Code: 3600
Plumbing		Dwl/Gar/NC% .9700
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 F/C			Grade	Value	Dpr Dpr	Value
		1056		C-	1991AV	.26	74250
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value
	73.0000	83.00	120	89	120	107	8880
							8880