

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 | |

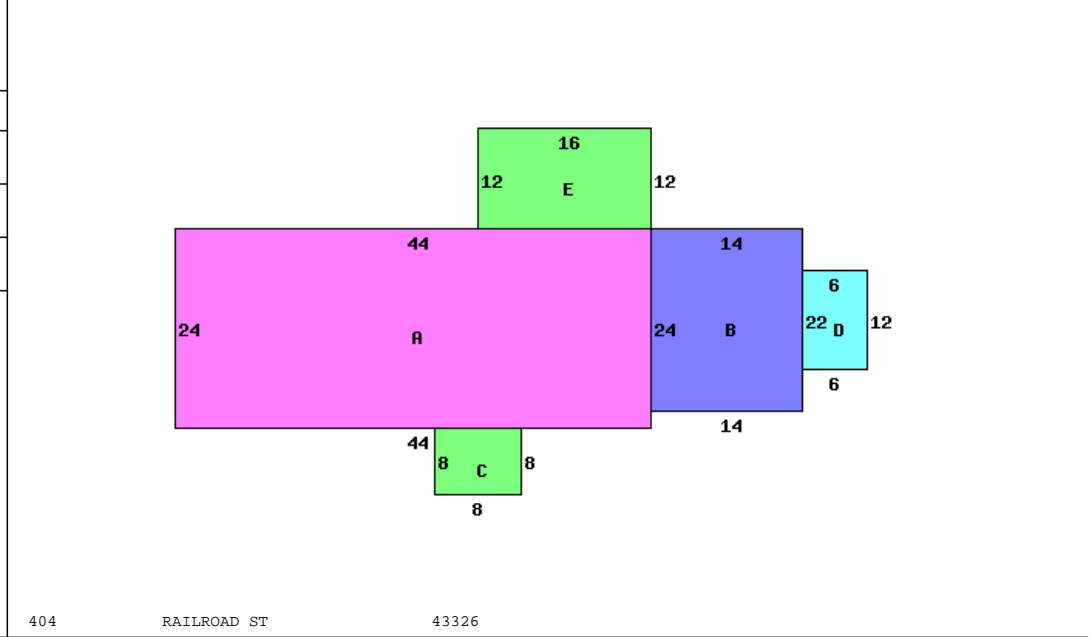
| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1 | F/C | M | | 1056 | | | GRAGE |
| | F | G | | 308 | 7390 | b | PORCH |
| 04 | STP | P | | 64 | 260 | c | OTHER |
| | F | O | | 72 | 860 | d | PORCH |
| | DK | P |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



| | | |
|-----------------|-----------------|---------------------------|
| Occupancy | 1 Single Family | *DWELLING COMPUTATIONS |
| Story Height | 1 | Sq-Ft Value |
| Floor Level | Main | FRAME 1056 101590 |
| Shingle | Subtotal | 101590 |
| | Roof | |
| | B 1 2 U A | GABLE |
| Plaster/Drywall | X | Air Conditioning 1950 |
| Floor/Carpet | X | Garages and Carperts 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 |

Call Back: Sign: PSN Date: 2016-03-17 Lister: 06-040009.0000-v082020R