

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

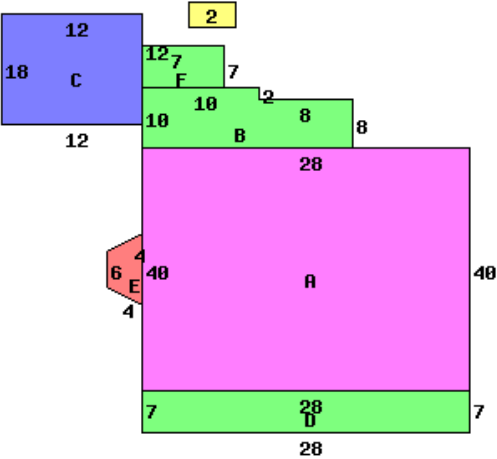
06-040058.0000
CC107

RES
2025

Sale		Eff. Rate: - 50.59 - 44.66 - 47.03 - 46.74 - a/r						
2022 MANNS EDDIE R	2013-09-10	Tax Year	2022	2023	2024	2025	CAMA	
2023 KACI RENTALS LLC	2022-05-19	Prop Cls	510	510	510	510	510	
2024 KACI RENTALS LLC	2022-05-19	Acres						
2025 KACI RENTALS LLC	2022-05-19 RIVERSIDE 95	Land100%	3740	5340	5340	5340	5350	
414 SMITH AVE	3WD	Bldg100%	28290	41710	41710	41710	41700	
KENTON OH 43326	\$140,000	Totl100%	32030t	47060t	47060t	47060t	47050t	
		Cauv100%						
		Tax Value:						
		Land 35%	1310	1870	1870	1870	1870	
		Bldg 35%	9900	14600	14600	14600	14590	
		Totl 35%	11210t	16470t	16470t	16470t	16470t	
		Hmstd35%						
		Owner 0c						
		Hmstd RB	523.66	677.20	716.40	711.68		
		Net Tax						
		Sp-Asmnt	20.97	20.97	29.33	29.33		

SHB+ 1 BA	CONS F EFP	TYPE M P G	FACT	SQ-FT 1120 164 216 196 27 49	VALUE 6560 5180 5880	a b c d e f	*MAIN PORCH GRAGE PORCH ADDTN PORCH
1	F/C PAT	A P					
Sale#	#d	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
243	3	2022-05-19	KACI RENTALS LLC	3WD	140000	3740	28290
442	1	2013-09-10	MANNS EDDIE R	1WD	18500	3910	33140
380	1	2013-08-01	BANK OF AMERICA NA	1SH	21675	3910	33140
497	1	2008-09-30	WOLFENBARGER DONALD I &	1SD *	29800	3740	39110
9	1	2006-01-12	BELEAR MARK E	1 *	0	3740	39110
8	1	2006-01-12	BELEAR MARK E TRUSTEE	1AF *	0	3740	39110
569	1	2003-12-16	BELEAR JERALDINE F TRUST	1QC *	0	3400	33630
71	1	1999-02-19	BELEAR JERALDINE F	1CT *	0	3540	23090
Year	Land	Bldg	Total	Net Tax			
2021	1310	9900	11210	525.56			
2020	1310	9900	11210	456.50			
p r o j e c t				ben acres	/ %	factor	
902 MAIN DISTRICT CONSERVANCY				XA/2025			
500 HARDIN COUNTY LANDFILL				XA/2025			

5 3 4



Occupancy 1 Single Family				*DWELLING COMPUTATIONS														
				Sq-Ft	Value													
Story Height	1					Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True	
Floor Level		Main	FRAME	1147	105860	1 DWELLING	1 BAF	1147			C	OLD/FR		136490	.65	.10	41700	
		Qtr Story	FRAME	1120	4370	2 Shed	*NV	10X12	120			OLD/		0			0	
		Basement		280	5500	3 Shed	*NV	12X14	168			OLD/		0			0	
		Subtotal			115730	4 Lean-To	*NV	10X14	140			OLD/		0			0	
Shingle		Roof	HIP			5 Lean-To	*NV	10X12	120			OLD/		0			0	
Plaster/Drywall				B 1 2 U A	Air Conditioning		2030											
Panelled Wall				X	Garages and Carports		5180											
Unfinished Wall				X	X	Extra Features		13550										
Floor/Pine				X	X	Total Value		136490										
Floor/Carpet				X														
Number of Rooms				1 4	1	PUB ALLEY												
Bedrooms				2														
Central Heat				A	Neighborhood:													
FORCED AIR					Code:		3600											
Central A/C				A	Dwl/Gar/NC%		.9700											
Plumbing																		
Standard				1														
front lot						acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value					
							50.00	120	89	120	107	5350	5350					

Call Back:

Sign: PSN Date: 2015-11-16 Lister:

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