BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040110.0000 IND
CC03 2026

sale

2023 SWJ OF KENTON LLC	2007-09-19	
2024 SWJ OF KENTON LLC	2007-09-19	
2025 SWJ OF KENTON LLC	2007-09-19	
2026 SWJ OF KENTON LLC	2007-09-19	RIVERSIDE 250-263
350 W ESPY ST	3WD	
	$43,100	
KENTON OH 43326		

Eff Rate: – 53.98 — 56.47 — 56.17 — 56.17 — a/r

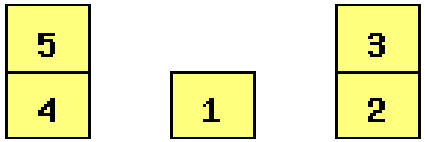
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	340	340	340	340	340	340	340
Acres	2.4500	2.4500	2.4500	2.4500			
Land100%	49000	49000	49000	49000	49000	58800	58800
Bldg100%	37630	37630	37630	37630	37630	45140	45150
Totl100%	86630t	86630t	86630t	86630t	86630t	103940t	103950t
Cauv100%							
Tax Value:							
Land 35%	17150	17150	17150	17150	17150	20580	20580
Bldg 35%	13170	13170	13170	13170	13170	15800	15800
Totl 35%	30320t	30320t	30320t	30320t	30320t	36380t	36380t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	1636.56	1712.10	1703.16	1703.16			
Sp-Asmnt	147.02	135.58	135.58	135.58			

STANDARD PLUMBING
PART OF MIDDLE OF BUILDINGS IS OPEN AREA
060401110000 -123

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
508	3	2007-09-19	SWJ OF KENTON LLC	3WD		43100	36740	455710
1031	1	1990-12-20		1UN	*	75000	0	615200
141	0	1988-02-29			*	0	0	612000

Year	Land	Bldg	Total	Net Tax
2022	10290	13170	23460	1347.82
2021	10290	13170	23460	1357.34

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



350 W ESPY ST 43326

PUB SIDEWALK

Neighborhood:	
Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	OFFICE	1STRY		1792	87.42	C	1905PR	130550	.85	.85	3530
2	MANF			28256	24.79	C	1905PR	583770	.85	.85	15770
3	MANF			20464	36.24	C	1905PR	618010	.85	.85	16690
4	STORAGE			3264	35.98	C	1905PR	97890	.85	.85	2640
5	STORAGE			11651	24.86	C	1919PR	241410	.85	.85	6520

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	2.4500				20000		49000	58800

Call Back: Sign: PSN Date: 2015-11-16 Lister: 06-040110.0000-v082020R