BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040141.0000 RES
V08 2026

sale

2023 BROWN STEVEN P & TRAC	2003-09-03	
2024 BROWN STEVEN P & TRAC	2003-09-03	
2025 BROWN STEVEN P & TRAC	2003-09-03	
2026 BROWN STEVEN P & TRACY	2003-09-03	LEIGHTONS SUB 10
367 RIVERSIDE DR	1SD	
	$0	
KENTON OH 43326		

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

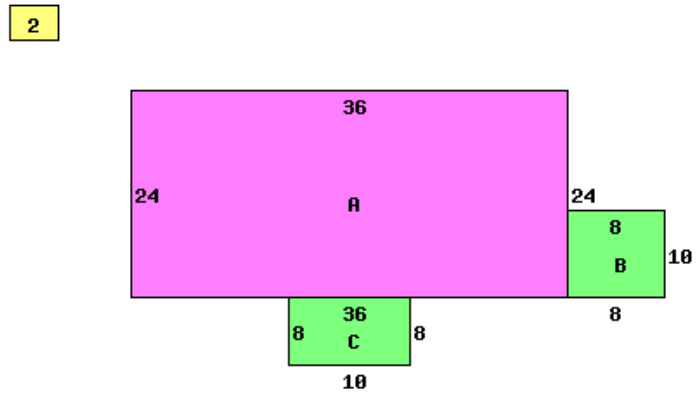
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	25000	25000	25000	25000		25000	27260	27250
Bldg100%	48060	48060	48060	48060		48060	67860	67860
Totl100%	73060t	73060t	73060t	73060t		73060t	95110t	95110t
Cauv100%								
Tax Value:								
Land 35%	8750	8750	8750	8750		8750	9540	9540
Bldg 35%	16820	16820	16820	16820		16820	23750	23750
Totl 35%	25570t	25570t	25570t	25570t		25570t	33290t	33290t
Hmstd35%	22070	22070	22070	22070		22070	29790	
Owner Oc	19.54	19.52	19.46	19.46	19.46	hmstd 5250 l	16820 b	
Hmstd RB								
Net Tax	1031.80	1092.70	1085.44	1085.44	1085.44			
Sp-Asmnt	21.57	32.08	32.08	32.08				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		864		a	*MAIN
	OFP	P		80	2400	b	PORCH
	OFP	P		80	2400	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
407	1	2003-09-03	BROWN STEVEN P & TRACY	L	1SD	0	13710	42430
786	1	1994-08-26	BROWN STEVEN P		1QC *	0	0	32800
206	0	1987-03-25			*	20000	0	35200

Year	Land	Bldg	Total	Net Tax
2022	6510	17910	24420	1119.08
2021	6510	17910	24420	1123.24

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



367 RIVERSIDE DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	864	98480
	Part Upper	FRAME	864	36330
	Basement		864	16140
	Subtotal			150950
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X			
Number of Rooms	1	4	2		
Bedrooms			3		
Central Heat		A			
GAS					
Plumbing					
Standard	1				

Extra Features	4800
Total Value	155750
PUB PAVED ST/RD	
Neighborhood:	
Code:	3600
Dwl/Gar/NC%	1.3700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1728		D+	OLD/FR	132390	.65	.10	57130
2	Garage		32X34	1088		C	1968FR	26110	.70		10730

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2015-01-23 Lister: