

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060005.0000
GG43

RES
2025

sale

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

2022 JOHNSON BRETT A & AMY	2004-04-06
2023 JOHNSON BRETT A & AMY	2004-04-06
2024 JOHNSON BRETT A & AMY	2004-04-06
2025 B & A HOLDINGS LLC	2024-02-07 ESPYS 2ND 44-45
612 S DETROIT ST	10
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres	2740	3860	3860	3860	3860	3860
Land100%	67090	79060	79060	79060	79060	79070
Bldg100%	69830t	82910t	82910t	82910t	82910t	82930t
Totl100%						
Cauvl00%						
Tax Value:						
Land 35%	960	1350	1350	1350	1350	1350
Bldg 35%	23480	27670	27670	27670	27670	27670
Totl 35%	24440t	29020t	29020t	29020t	29020t	29030t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1141.68	1193.20	1262.30	1253.96	1253.96	
Sp-Asmnt	22.91	22.91	32.81	32.81		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		560			
	EFF	P		80	3200	b	PORCH
	EFF	P		55	2200	c	PORCH
1	F/C	A		349		d	ADDTN
	OFF	P		166	4980	e	PORCH

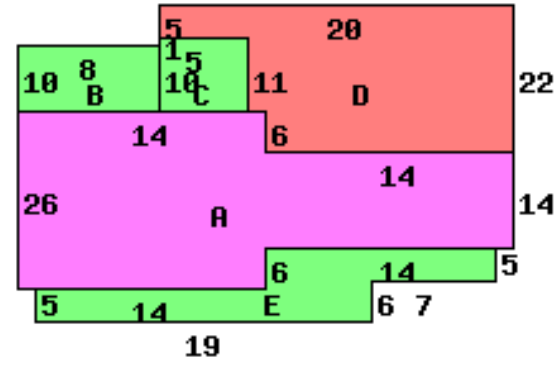
#: 6 L/W
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Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
67	10	2024-02-07	B & A HOLDINGS LLC	10 *	0	3860	79060
175	1	2004-04-06	JOHNSON BRETT A & AMY M	1WD	8000	2770	37540
57	1	2001-02-05	WUETHRICH WILLIAM L	1CT *	0	2770	32400

Year	Land	Bldg	Total	Net Tax
2021	960	23480	24440	1145.82
2020	960	23480	24440	995.24

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

2



612 S DETROIT ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1T	Sq-Ft	Value
Floor Level	Main	FRAME	909 99550
	Part Upper	FRAME	560 28380
	Basement		280 5500
	Subtotal		133430
Metal	Roof	GABLE	
Plaster/Drywall	P P	Air Conditioning	1560
Panelled Wall	X	Extra Features	10380
Unfinished Wall	X	Total Value	145370
Floor/Carpet	X		
Floor/Tile-Lino	L	PUB SIDEWALK	
Number of Rooms	1 5 3		
Bedrooms	1 3	Neighborhood:	
Central Heat	A	Code:	3600
FORCED AIR		Dwl/Gar/NC%	.9700
Central A/C	X		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	18X20	1469	C-	OLD/GD	130830	.40	76140
2 Garage		360		C	OLD/AV	8640	.65	2930
front lot		acres/	effective	depth	actual	effective	extended	true
		frontage	frontage	depth	factor	rate	value	value
		42.00	90	77	120	92	3860	3860

Call Back:

Sign: PSN Date: 2014-11-18 Lister:

06-060005.0000-v082020R