BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060005.0000 RES
GG43 2026

sale

2023 JOHNSON BRETT A & AMY	2004-04-06	
2024 JOHNSON BRETT A & AMY	2004-04-06	
2025 B & A HOLDINGS LLC	2024-02-07	
2026 B & A HOLDINGS LLC	2024-02-07	ESPYS 2ND 44-45
612 S DETROIT ST	10	
	$0	
KENTON OH 43326		

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

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3860	3860	3860	3860		3860	4460	4450
Bldg100%	79060	79060	79060	79060		79060	111690	111680
Totl100%	82910t	82910t	82910t	82910t		82910t	116140t	116130t
Cauv100%								
Tax Value:								
Land 35%	1350	1350	1350	1350		1350	1560	1560
Bldg 35%	27670	27670	27670	27670		27670	39090	39090
Totl 35%	29020t	29020t	29020t	29020t		29020t	40650t	40650t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1193.20	1262.30	1253.96	1253.96	1253.96			
Sp-Asmnt	22.91	32.81	32.81	32.81				

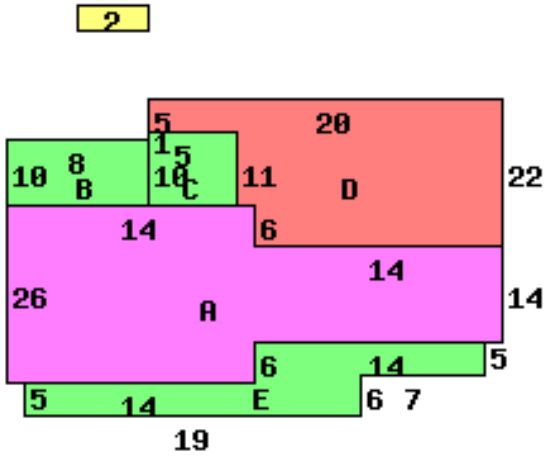
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		560		a	*MAIN
	EFP	P		80	3200	b	PORCH
	EFP	P		55	2200	c	PORCH
1	F/C	A		349		d	ADDTN
	OFP	P		166	4980	e	PORCH

#: 6 L/W
0606000060000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	960	23480	24440	1141.68
2021	960	23480	24440	1145.82

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



612 S DETROIT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	909	99550
	Part Upper	FRAME	560	28380
	Basement		280	5500
	Subtotal			133430
Metal	Roof	GABLE		

B 1 2 U A

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:	
		Code:	3600
Central Heat	A	Dwl/Gar/NC%	1.3700
FORCED AIR			
Central A/C	X		
Plumbing			
Standard	1		

	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		1469		C-	OLD/GD	130830	.40		107540
2	Garage		18X20	360		C	OLD/AV	8640	.65		4140

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		42.00	90	77	138	106	4450	4450

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