

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-060009.0000  
GG41

RES  
2025

sale

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

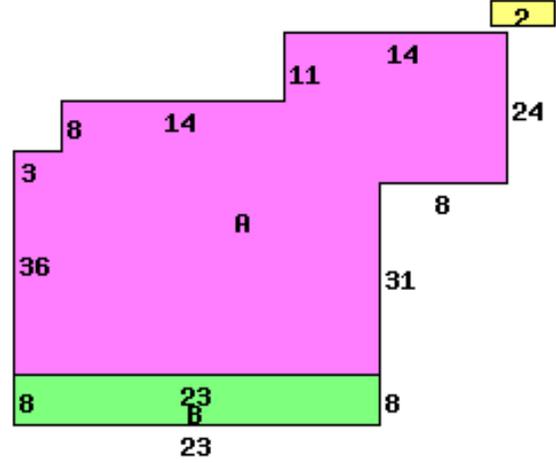
2022	FERGUSON JAMES M	2021-07-07	
2023	FERGUSON JAMES M	2021-07-07	
2024	FERGUSON JAMES M	2021-07-07	
2025	FERGUSON JAMES M	2021-07-07	ESPYS 2ND 68
	622 S DETROIT ST		LWD
	KENTON OH 43326		\$69,500

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4260	6110	6110	6110	6100
Bldg100%	40230	61910	61910	61910	61910
Totl100%	44490t	68030t	68030t	68030t	68010t
Cauv100%					
Tax Value:					
Land 35%	1490	2140	2140	2140	2140
Bldg 35%	14080	21670	21670	21670	21670
Totl 35%	15570t	23810t	23810t	23810t	23800t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	727.32	979.00	1035.66	1028.84	
Sp-Asmnt	20.92	20.92	31.22	31.22	

SHB+ 1 B	CONS F OFF	TYPE M P	FACT	SQ-FT 1246 184	VALUE 5520	a	*MAIN b PORCH
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
319	1	2021-07-07	FERGUSON JAMES M	LWD	69500	4260	40230
19	6	2016-01-15	BROOKS RENTALS LLC	6QC *	0	4490	22030
57	1	2009-02-25	CWB RENTAL PROPERTIES LL	LWD *	7900	5110	24890
543	1	2008-10-30	FANNIE MAE	1SH *	22000	5100	24890
18	1	2007-01-16	RICHARDSON BREANN	LWD	59000	4800	23710
412	2	1996-09-06	ROSTORFER MARY E	2ct *	0	4600	13710
281	1	1993-04-15	RODENBERGER NETTIE E	1CT *	0	0	17310

Year	Land	Bldg	Total	Net Tax
2021	1490	14080	15570	729.98
2020	1490	14080	15570	634.04

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



622 S DETROIT ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1246 106680
	Basement		308 5990
	Subtotal		112670
Shingle	Roof	HIP	
	B 1 2 U A		
Plaster/Drywall	P	Extra Features	5520
Unfinished Wall	X	Total Value	118190
Floor/Carpet	X		
Number of Rooms	1 6	PUB SIDEWALK	
Bedrooms	3		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3600
Plumbing		Dwl/Gar/NC%	.9700
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	FtxFt	1246	Rate	C-	Cond	Value	Dpr	Dpr	Value
2 Shed	*PP F 0	10X12	120			OLD/GD	106370	.40		61910
						OLD/FR	0			0
front lot	acres/ frontage	effective frontage	depth	actual factor	depth	actual rate	effective rate	extended value		true value
	53.5000	54.00	132	94	120	113	6100	6100		6100