BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060016.0000 RES
EE48 2025

sale

2022	NSEM MANSFIELD 2 LLC	2019-03-27
2023	NSEM MANSFIELD 2 LLC	2019-03-27
2024	NSEM MANSFIELD 2 LLC	2019-03-27
2025	MARLEEN DOOD LLC	2024-04-05 ESPYS 2ND 72
	704 S DETROIT ST	1RD
		$49,900
	KENTON OH 43326	

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

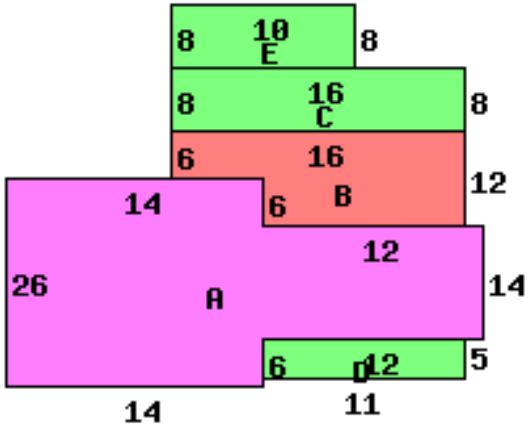
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4260	6110	6110	6110	6100
Bldg100%	8230	10800	10800	10800	10800
Totl100%	12490t	16910t	16910t	16910t	16900t
Cauv100%					
Tax Value:					
Land 35%	1490	2140	2140	2140	2140
Bldg 35%	2880	3780	3780	3780	3780
Totl 35%	4370t	5920t	5920t	5920t	5920t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	204.14	243.40	257.50	255.80	
Sp-Asmnt	269.27	20.27	25.80	25.80	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		532		a	*MAIN
1	F/C	A		162		b	ADDTN
	EFP	P		128	5120	c	PORCH
	OFP	P		55	1650	d	PORCH
	DK	P		80	1200	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
126	1	2024-04-05	MARLEEN DOOD LLC	1RD		49900	6110	10800
107	1	2019-03-27	NSEM MANSFIELD 2 LLC	1WD		22741	4060	6570
83	1	2015-02-23	RESIDENTIAL INCOME FUND 5	1QC	*	0	4490	10430
395	1	2012-09-04	RESIDENTIAL FUND 118 LLC	1WD		10290	4490	31230
289	1	2004-05-20	SHARROCK DAIVD & DORIS	1SD		41000	4370	31770
754	1	2003-12-19	BEYOND FOUR WALLS INC	1WD		40000	4370	31770
220	1	1998-05-08	SRYOCK PHYLLIS JOAN	1CT	*	0	4600	18060
736	1	1991-09-16		1UN	*	0	0	18710
221	1	1990-03-23		1UN	*	0	0	18710

Year	Land	Bldg	Total	Net Tax
2021	1490	2880	4370	204.88
2020	1490	2880	4370	177.96

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



704 S DETROIT ST 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	694	89780
	Full Upper	FRAME	532	45160
	Subtotal			134940
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Heating	-1530
Panelled Wall	X	Extra Features	7970
Floor/Pine	X X	Total Value	141380
Number of Rooms	4 3		
Bedrooms	3	PUB SIDEWALK	
Plumbing		Neighborhood:	
Standard	1	Code:	3600
		Dwl/Gar/NC%	.9700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		1226		C-	OLD/FR	127240	.65	.75	10800

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		54.00	132	94	120	113	6100	6100

Call Back: Sign: PSN Date: 2014-12-18 Lister: 06-060016.0000-v082020R