

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060016.0000
EE48

RES
2025

sale

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

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	LRD
KENTON OH 43326	\$49,900

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	

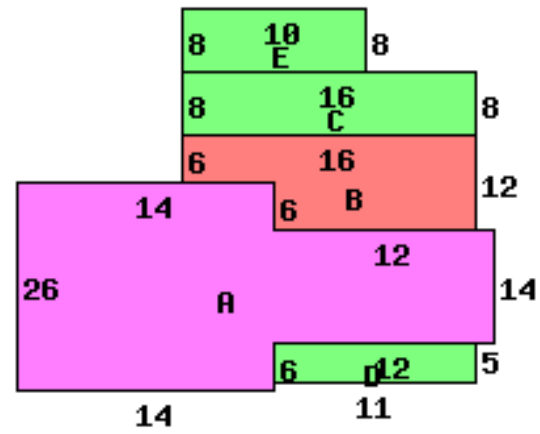
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		532			
1	F/C	A		162		b	ADDTN
	FFP	P		128	5120	c	PORCH
	OFF	P		55	1650	d	PORCH
	DK	P		80	1200	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
126	1	2024-04-05	MARLEEN DOOD LLC	LRD	49900	6110	10800
107	1	2019-03-27	NSEM MANSFIELD 2 LLC	LWD	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	LWD	10290	4490	31230
289	1	2004-05-20	SHARROCK DAVID & DORIS	LSD	41000	4370	31770
754	1	2003-12-19	BEYOND FOUR WALLS INC	LWD	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

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025

ben acres / % factor



704 S DETROIT ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
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	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
		1226		C-	OLD/FR	.65	.75	10800
front lot	acres/	effective	depth	depth	effective	extended	true	
	frontage	frontage	factor	actual	rate	value	value	
		54.00	132	94	120	113	6100	6100