

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060016.0000
EE48

RES
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020 NSEM MANSFIELD 2 LLC	2019-03-27
2021 NSEM MANSFIELD 2 LLC	2019-03-27
2022 NSEM MANSFIELD 2 LLC	2019-03-27
2023 NSEM MANSFIELD 2 LLC	2019-03-27 ESPYS 2ND 72
704 S DETROIT ST	1WD
KENTON OH 43326	\$22,741
	12.1-05-06-016

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4260	4260	4260	6110	6100
Bldg100%	8230	8230	8230	10800	10800
Totl100%	12490t	12490t	12490t	16910t	16900t
Cauvl00%					

2024 MARLEEN DOOD LLC	2024-04-05
704 S DETROIT ST	1RD
KENTON OH 43326	

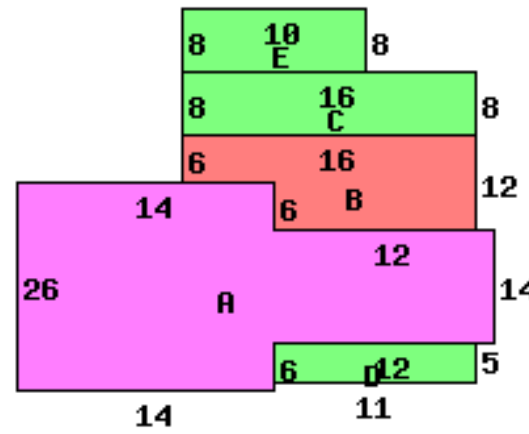
Tax Value:					
Land 35%	1490	1490	1490	2140	2140
Bldg 35%	2880	2880	2880	3780	3780
Totl 35%	4370t	4370t	4370t	5920t	5920t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	177.96	204.88	204.14	243.40	
Sp-Asmnt	356.55	20.28	269.27	20.27	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		532			ADDN
1	F/C	A		162			PORCH
	OFF	P		55	1650		PORCH
	DK	P		80	1200		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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 DAVID & 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
2019	1420	2300	3720	146.48
2018	1420	2300	3720	146.64

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



704 S DETROIT ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	2			
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	actual	effective	extended	true
	frontage	frontage	factor	factor	rate	rate	value	value
		54.00	132	94	120	113	6100	6100