BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060016.0000 RES
EE48 2026

sale

2023 NSEM MANSFIELD 2 LLC	2019-03-27	
2024 NSEM MANSFIELD 2 LLC	2019-03-27	
2025 MARLEEN DOOD LLC	2024-04-05	
2026 MARLEEN DOOD LLC	2024-04-05	ESPYS 2ND 72
704 S DETROIT ST	1RD	
	$49,900	
KENTON OH 43326		

2028 MILLER CAMERON W &	2026-05-29	
704 S DETROIT ST	1SD	
KENTON OH 43326		

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

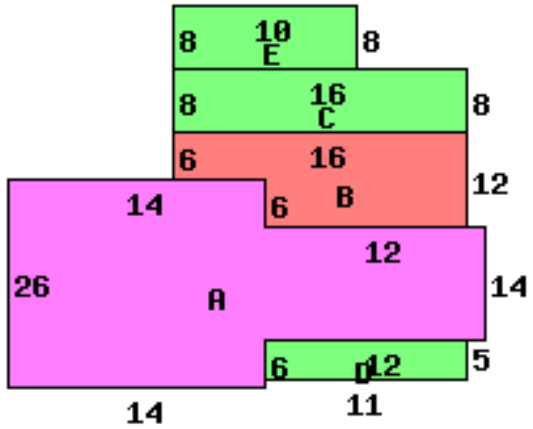
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6110	6110	6110	6110		6110	7030	7020
Bldg100%	10800	10800	10800	10800		10800	15260	15250
Totl100%	16910t	16910t	16910t	16910t		16910t	22290t	22270t
Cauv100%								
Tax Value:								
Land 35%	2140	2140	2140	2140		2140	2460	2460
Bldg 35%	3780	3780	3780	3780		3780	5340	5340
Totl 35%	5920t	5920t	5920t	5920t		5920t	7800t	7790t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	243.40	257.50	255.80	255.80	255.80			
Sp-Asmnt	20.27	25.80	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
179	1	2026-05-29	MILLER CAMERON W &	1SD		152500	6110	10800
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
2022	1490	2880	4370	204.14
2021	1490	2880	4370	204.88

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



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	
Panelled Wall	X		
Floor/Pine	X	X	
Number of Rooms	4	3	
Bedrooms		3	
Plumbing			
Standard	1		

Heating	-1530
Extra Features	7970
Total Value	141380
PUB SIDEWALK	
Neighborhood:	
Code:	3600
Dwl/Gar/NC%	1.3700

	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	15250

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		54.00	132	94	138	130	7020	7020

Call Back: Sign: PSN Date: 2014-12-18 Lister:

06-060016.0000-v082020R