BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060020.0000 RES
EE19 2026

sale

2023 MILLER CIERRA W	2022-02-18	
2024 NICHOLS WILLIAM JAMES	2023-03-14	
2025 KC & SONS INVESTMENTS	2024-09-16	
2026 KC & SONS INVESTMENTS L	2024-09-16	ESPYS 2ND 78
223 W RAILROAD ST	1WD	
	$15,000	
KENTON OH 43326		

2027 MORGAN KALEB	2025-10-24	
223 W RAILROAD ST	1WD	
KENTON OH 43326		

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

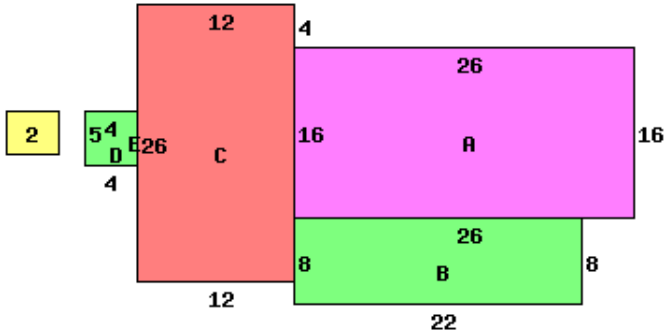
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4490	4490	4490	4490		4490	5140	5130
Bldg100%	39000	39000	39000	39000		39000	55090	55090
Totl100%	43490t	43490t	43490t	43490t		43490t	60230t	60220t
Cauv100%								
Tax Value:								
Land 35%	1570	1570	1570	1570		1570	1800	1800
Bldg 35%	13650	13650	13650	13650		13650	19280	19280
Totl 35%	15220t	15220t	15220t	15220t		15220t	21080t	21080t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	625.78	662.04	657.68	657.68	657.68			
Sp-Asmnt	20.68	432.02	28.62	28.62				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		416		a	*MAIN
	OFP	P		176	5280	b	PORCH
1	F/C	A		312		c	ADDTN
	STP	P		20	80	d	PORCH
	CAN	P		20	160	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
480	1	2025-10-24	MORGAN KALEB	1WD		193000	4490	39000
393	1	2024-09-16	KC & SONS INVESTMENTS LLC	1WD		15000	4490	39000
95	1	2023-03-14	NICHOLS WILLIAM JAMES JR	1WD		12000	3110	29860
86	1	2022-02-18	MILLER CIERRA W	1QC	*	7000	3110	29860
149	1	2021-04-12	RADCLIFFE BRYAN MCKENZY	1CT	*	0	3110	29860
239	1	1996-04-29	RADCLIFFE BEN W	1FD		24000	3400	15910
32	1	1996-01-22	MUSGRAVE IRA WAYNE	1CT	*	0	3400	15910

Year	Land	Bldg	Total	Net Tax
2022	1090	10450	11540	527.88
2021	1090	10450	11540	529.84

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



223 W RAILROAD ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	728	91510
	Part Upper	FRAME	416	22960
	Subtotal			114470
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Heating	-1490
Panelled Wall	X	Extra Features	5520
Floor/Hardwood	X	Total Value	118500
Floor/Carpet	X X		
Floor/Tile-Lino	L	PUB SIDEWALK	
Number of Rooms	4 2		
Bedrooms	2	Neighborhood:	
		Code:	3600
Plumbing		Dwl/Gar/NC%	1.3700
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1144		C-	OLD/FR	106650	.65		51140
2	Garage		20X20	400		C	OLD/FR	9600	.70		3950

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		54.00	70	69	138	95	5130	5130

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