BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060031.0000 RES
GG59 2026

sale

2023 SPRIGGS BROOKE A & MI		2008-02-13
2024 SPRIGGS BROOKE A & MI		2008-02-13
2025 SPRIGGS BROOKS A & MI		2008-02-13
2026 SPRIGGS BROOKS A & MICH		2008-02-13 ESPYS 2ND 39
315 W LYNN ST		1WD
		$44,000
KENTON OH 43326		

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

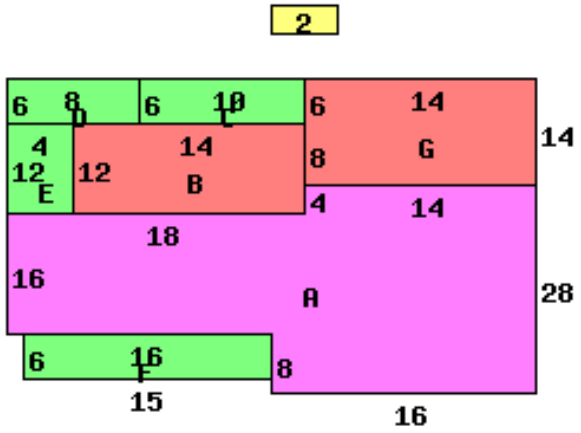
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6110	6110	6110	6110		6110	7030	7020
Bldg100%	72800	72800	72800	72800		72800	102800	102810
Totl100%	78910t	78910t	78910t	78910t		78910t	109830t	109830t
Cauv100%								
Tax Value:								
Land 35%	2140	2140	2140	2140		2140	2460	2460
Bldg 35%	25480	25480	25480	25480		25480	35980	35980
Totl 35%	27620t	27620t	27620t	27620t		27620t	38440t	38440t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1135.62	1201.40	1193.48	1193.48	1193.48			
Sp-Asmnt	21.28	32.38	32.38	32.38				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		696		a	*MAIN
1	F/C	A		168		b	ADDTN
	EFP	P		60	2400	c	PORCH
	EFP	P		48	1920	d	PORCH
	OFP	P		48	1440	e	PORCH
	OFP	P		90	2700	f	PORCH
1	F/C	A		196		g	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
74	1	2008-02-13	SPRIGGS BROOKS A & MICHE	1WD	*	44000	4830	64940
448	1	2007-08-23	RESIDENTIAL FUNDING CO	1SH	*	36667	4830	64940
604	1	2005-09-07	MANNS NIKKI	1WD		87000	4370	56230
370	1	2005-06-14	WEAVER PHILLIP L	1WD		40000	4370	56230
719	1	2004-11-05	U S BANK NA TRUSTEE	1SH		40000	4370	56230
346	1	2002-07-05	ZINSMEISTER RUTH	1WD		73000	4400	48540
376	1	1999-07-02	HOLBROOK SCOTT M &	1FD		57500	4630	38200
547	0	1986-07-21			*	0	0	27400

Year	Land	Bldg	Total	Net Tax
2022	1500	19820	21320	995.92
2021	1500	19820	21320	999.56

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



315 W LYNN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1060	101970
	Part Upper	FRAME	696	39970
	Basement		230	4710
	Subtotal			146650
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Air Conditioning	3300
Panelled Wall	X	Extra Features	8460
Unfinished Wall	X	Total Value	158410
Floor/Pine	X X		
Floor/Carpet	X	PUB SIDEWALK	
Number of Rooms	1 4 3		
Bedrooms	1 3	Neighborhood:	
		Code:	3600
Central Heat	A	Dwl/Gar/NC%	1.3700
FORCED AIR			
Central A/C	A		
Plumbing			
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	1T F		1756		C	OLD/AV	158410	.55		97660
2	Garage		16X28	448		C	1950AV	10750	.65		5150

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	110	85	138	117	7020	7020

Call Back: Sign: PSN Date: 2014-11-18 Lister: