

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060036.0000
GG66

RES
2025

sale

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

2022 B & A HOLDINGS LLC	2011-06-16
2023 B & A HOLDINGS LLC	2011-06-16
2024 B & A HOLDINGS LLC	2011-06-16
2025 B & A HOLDINGS LLC	2011-06-16
621 FONTAINE ST	1SH
KENTON OH 43326	\$20,000

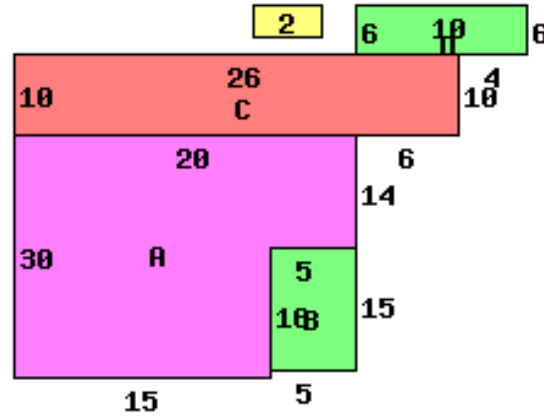
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	4230	6000	6000	6000	6000
Land100%	56540	69060	69060	69060	69070
Bldg100%	60770t	75060t	75060t	75060t	75070t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1480	2100	2100	2100	2100
Bldg 35%	19790	24170	24170	24170	24170
Totl 35%	21270t	26270t	26270t	26270t	26270t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	993.60	1080.12	1142.68	1135.14	
Sp-Asmnt	60.83	21.25	31.97	31.97	

SHB+ 1T	CONS F/C	TYPE M	FACT	SQ-FT 520	VALUE 2250	a *MAIN
1	OFFP	P		75		b PORCH
	F/C	A		260		c ADDIN
	EFFP	P		60	2400	d PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
227	1	2011-06-16	B & A HOLDINGS LLC	1SH *	20000	4400	39110
3	1	2000-01-04	ALBERT MARK A	1QC *	0	5710	18510
690	1	1999-12-28	ALBERT MARK A	1QC *	0	5710	18510
727	1	1991-09-11		1UN *	0	0	21400

Year	Land	Bldg	Total	Net Tax
2021	1480	19790	21270	997.22
2020	1480	19790	21270	866.16

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



621 FONTAINE ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 1T	Main	780	95310
Floor Level	Part Upper	520	32590
	Subtotal		127900
Shingle	Roof		
Panelled Wall	X X	Heating	-690
Floor/Carpet	X X	Extra Features	4650
Number of Rooms	4 2	Total Value	131860
Bedrooms	2		
Central Heat	X	PUB SIDEWALK	
FORCED AIR		Neighborhood:	
Plumbing		Code:	3600
Standard	1	Dwl/Gar/NC%	.9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	LT F/C	8X12	Rate	Grade	Cond	Dpr	Dpr	Value
2 Shed	*PP MT			C-	OLD/GD	.40		69070
				OLD/AV	118670			0
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		55.00	125	91	120	109	6000	6000