BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060036.0000 RES
GG66 2026

sale

2023 B & A HOLDINGS LLC	2011-06-16	
2024 B & A HOLDINGS LLC	2011-06-16	
2025 B & A HOLDINGS LLC	2011-06-16	
2026 B & A HOLDINGS LLC	2011-06-16	ESPYS 2ND PT 61
621 FONTAINE ST	1SH	
	$20,000	
KENTON OH 43326		

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

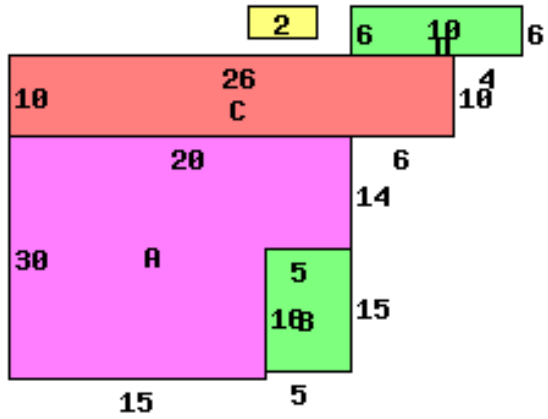
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6000	6000	6000	6000		6000	6940	6930
Bldg100%	69060	69060	69060	69060		69060	97540	97550
Totl100%	75060t	75060t	75060t	75060t		75060t	104490t	104480t
Cauv100%								
Tax Value:								
Land 35%	2100	2100	2100	2100		2100	2430	2430
Bldg 35%	24170	24170	24170	24170		24170	34140	34140
Totl 35%	26270t	26270t	26270t	26270t		26270t	36570t	36570t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1080.12	1142.68	1135.14	1135.14	1135.14			
Sp-Asmnt	21.25	31.97	31.97	31.97				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		520		a	*MAIN
	OFP	P		75	2250	b	PORCH
1	F/C	A		260		c	ADDTN
	EFP	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
2022	1480	19790	21270	993.60
2021	1480	19790	21270	997.22

project		ben acres	/ %	factor
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				
Floor Level	Main	FRAME	780	95310
	Part Upper	FRAME	520	32590
	Subtotal			127900
Shingle	Roof	GABLE		

B 1 2 U A

Panelled Wall	X X	Heating	-690
Floor/Carpet	X X	Extra Features	4650
Number of Rooms	4 2	Total Value	131860
Bedrooms	2		
		PUB SIDEWALK	
Central Heat	X		
FORCED AIR		Neighborhood:	
Plumbing		Code:	3600
Standard	1	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	1T F/C		1300		C-	OLD/GD	118670	.40		97550
2	Shed	*PP MT	8X12	0			OLD/AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		55.00	125	91	138	126	6930	6930

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