BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060038.0000 RES
GG49 2026

sale

2023 DOORNBOS RACHEL		2011-02-01
2024 DOORNBOS RACHEL		2011-02-01
2025 DOORNBOS RACHEL		2011-02-01
2026 DOORNBOS RACHEL		2011-02-01 ESPYS 2ND E PT 60-61
344 W RAILROAD ST		1WD
		$48,625
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%	4090	4090	4090	4090		4090	4690	4680
Bldg100%	54940	54940	54940	54940		54940	77600	77600
Totl100%	59030t	59030t	59030t	59030t		59030t	82290t	82280t
Cauv100%								
Tax Value:								
Land 35%	1430	1430	1430	1430		1430	1640	1640
Bldg 35%	19230	19230	19230	19230		19230	27160	27160
Totl 35%	20660t	20660t	20660t	20660t		20660t	28800t	28800t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	849.46	898.66	892.72	892.72	892.72			
Sp-Asmnt	22.04	30.27	30.27	30.27				

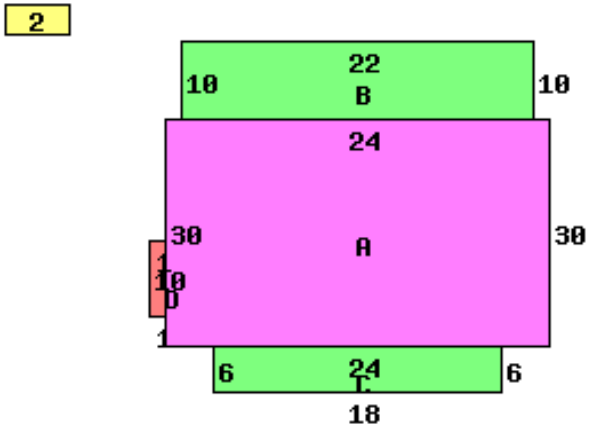
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		720		a	*MAIN
	OFP	P		220	6600	b	PORCH
	OFP	P		108	3240	c	PORCH
1	F	A		10		d	ADDTN

#: 39, L/W
Land Contract Karen Louise Patrick & Robert Eugene Nickles 3-4-02
060600390000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
48	1	2011-02-01	DOORNBOS RACHEL	1WD		48625	3000	28230
281	1	2010-06-15	WEAVER PHILLIP	1WD	*	8300	3000	14110
438	1	2007-08-20	ROBY LEROY & SANDY	1WD	*	9500	2860	26510
661	1	2006-10-25	DEUTSCHE BANK TRUSTEE	1DD	*	15300	2860	26510
406	1	2006-10-02	PATRICK KAREN LOUISE	1QC	*	0	2860	26510
109	1	2003-03-07	PATRICK KAREN LOUISE	1WD		45000	2600	23230

Year	Land	Bldg	Total	Net Tax
2022	1000	16290	17290	807.66
2021	1000	16290	17290	810.62

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



344 W RAILROAD ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	730	91760
	Part Upper	FRAME	720	40060
	Subtotal			131820
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	X		
Floor/Pine			X		
Floor/Carpet		X	X		
Floor/Tile-Lino		L	L		
Number of Rooms		3	2		
Bedrooms		1	2		
Plumbing					
Standard		1			

Heating	-1800
Extra Features	9840
Total Value	139860
PUB ALLEY	
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	1T F/C		1450		C-	OLD/AV	125870	.55		77600
2	Shed	*NV	6X7	63			2015AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	110	85	138	117	4680	4680

Call Back: Sign: PSN Date: 2016-02-18 Lister: