BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060043.0000 RES
GG53 2026

sale

2023 HOWARD GARY L & WAVA	1999-02-05	
2024 HOWARD GARY L & WAVA	1999-02-05	
2025 HOWARD GARY L & WAVA	1999-02-05	
2026 HOWARD GARY L & WAVA J	1999-02-05	ESPYS 2ND 66
322 W RAILROAD ST	1FD	
	$30,000	
KENTON OH 43326		

2027 SEITZ JAMES D & PAULINE	2025-02-07	
322 W RAILROAD ST	1SD	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

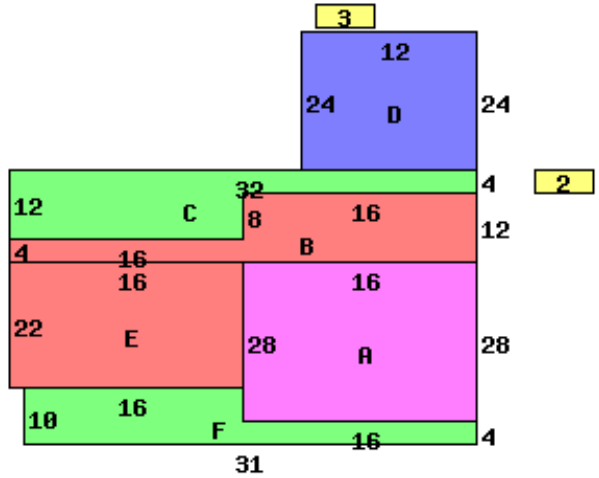
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	6940	6940	6940	6940		6940	7970	7980
Bldg100%	39860	39860	39860	39860		39860	56310	56310
Totl100%	46800t	46800t	46800t	46800t		46800t	64290t	64290t
Cauv100%								
Tax Value:								
Land 35%	2430	2430	2430	2430		2430	2790	2790
Bldg 35%	13950	13950	13950	13950		13950	19710	19710
Totl 35%	16380t	16380t	16380t	16380t		16380t	22500t	22500t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	673.50	712.48	707.78	707.78	707.78			
Sp-Asmnt	38.82	46.97	46.97	46.97				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		448		a	*MAIN
1	F/C	A		256		b	ADDTN
	EFP	P		256	10240	c	PORCH
	CAR1	G		288	2260	d	GRAGE
1 Q	F/C	A		352		e	ADDTN
	OFP	P		214	6420	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
52	1	2025-02-07	SEITZ JAMES D & PAULINE	1SD	27000	6940	39860
56	1	1999-02-05	HOWARD GARY L & WAVA J	1FD	30000	4630	25140
63	0	1986-01-28		*	0	0	27600

Year	Land	Bldg	Total	Net Tax
2022	1700	11990	13690	639.52
2021	1700	11990	13690	641.84

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



322 W RAILROAD ST 43326

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1056	101590
	Part Upper	FRAME	448	24730
	Qtr Story	FRAME	352	6280
	Basement		224	4590
	Subtotal			137190
Shingle	Roof	GABLE		

	B	1	2	U	A			
Plaster/Drywall		X	X		X	1 /	Extra Living Units	3500
Panelled Wall			X				Plumbing	3500
Unfinished Wall	X						Garages and Carports	2260
Floor/Pine		X	X		X		Extra Features	16660
Floor/Carpet		X	X		X		Total Value	163110
Number of Rooms		1	5		3			
Bedrooms			3					
							Neighborhood:	
Central Heat			A				Code:	3600
GRAV AIR							Dwl/Gar/NC%	1.3700
Plumbing								
Standard		2						

	Bldg	Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING		1HB F		1504		C-	OLD/FR	146800	.65	.20	56310
2	Shed		*PP MT	10X10	0			OLD/FR	0			0
3	Shed		*PP		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		55.00	165	105	138	145	7980	7980

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

06-060043.0000-v082020R