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

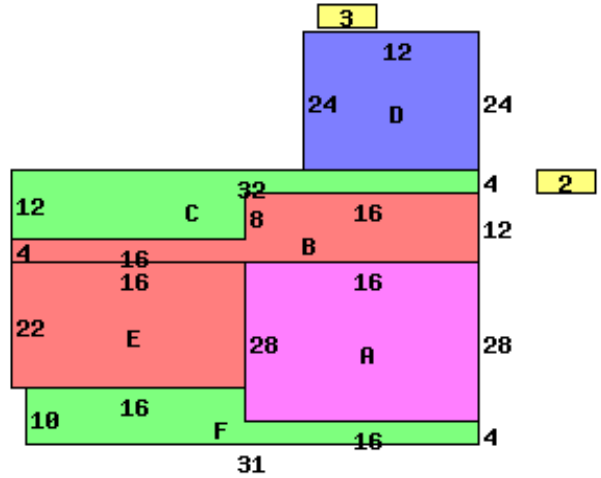
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 520 | 520 | 520 | 520 | 0 | 520 | 520 | 520 |
| Acres | | | | | | | | |
| Land100% | 6940 | 6940 | 6940 | 6940 | | 6940 | 7970 | 7980 |
| Bldg100% | 39860 | 39860 | 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