

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060044.0000
GG54

RES
2025

sale

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

2022 CONKEL DERRICK & VIRO	2020-05-20
2023 CONKEL DERRICK & VIRO	2020-05-20
2024 CONKEL DERRICK & VIRO	2020-05-20
2025 BREEDING PRESLEY & JESS	2024-06-26 ESPYS 2ND 49 N PT 67
312 W RAILROAD ST	1SD
KENTON OH 43326	\$110,500

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5200	7430	7430	7430	7440
Bldg100%	45830	44970	44970	44970	44970
Totl100%	51030t	52400t	52400t	52400t	52410t
Cauvl00%					
Tax Value:					
Land 35%	1820	2600	2600	2600	2600
Bldg 35%	16040	15740	15740	15740	15740
Totl 35%	17860t	18340t	18340t	18340t	18340t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	834.30	754.08	797.74	792.48	
Sp-Asmnt	22.12	22.12	250.22	29.56	

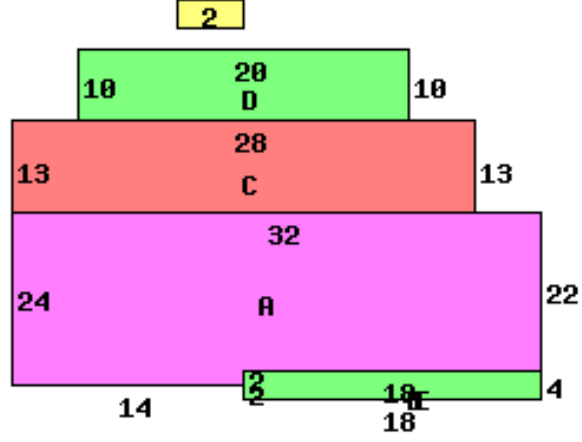
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		732			
	RFX	P		72	720	b	PORCH
1	F/C	A		364		c	ADDTN
	OFF	P		200	6000	d	PORCH
	STP	P		72	290	e	PORCH

#: 45 L/W
060600450000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
258	1	2024-06-26	BREEDING PRESLEY & JESSIC	1SD	110500	7430	44970
215	1	2020-05-20	CONKEL DERRICK & VIRONICA	1SD	49900	4940	36400
150	1	2013-04-08	MILLER CHRISTOPHER A & ME	LWD *	0	5430	35600
97	1	2006-02-21	MILLER CHRISTOPHER &	1SD	53500	5260	32890
20	1	2004-01-20	SPEARMAN DON E	LWD *	0	4770	29660
610	1	2003-10-22	SPEARMAN GREG	LWD	35000	4770	29660
472	1	2003-08-13	WACHOVIA BANK OF DELAWARE	1SH	30000	4770	29660
100	1	1999-02-26	CONLEY PEGGY ANN	1SD	66000	5000	20830
99	1	1999-02-26	SCHUTTI ROBERT & KIMBERL	LWD	58000	5000	20830
909	1	1992-09-30		LWD	17000	0	18710
244	0	1986-04-14		LWD *	12000	0	16200

Year	Land	Bldg	Total	Net Tax
2021	1820	16040	17860	837.34
2020	1820	16040	17860	727.30

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



312 W RAILROAD ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	1096	105440
	Subtotal		105440
Shingle	Roof		
	B 1 2 U A		
Plaster/Drywall	X	Air Conditioning	2030
Panelled Wall	X	Extra Features	7010
Floor/Pine	X	Total Value	114480
Floor/Carpet	X		
Number of Rooms	6		
Bedrooms	3	Neighborhood:	
		Code:	3600
Central Heat	A	Dwl/Gar/NC%	.9700
GRAV AIR			
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	PtxFt	Rate		Cond	Value	Dpr	Dpr	Value
2 Shed	*PP	8X12	96		OLD/AV	103030	.55		44970
					OLD/	0			0
front lot		effective	depth	actual	effective	extended			true
front lot		frontage	depth	factor	rate	value			value
		55.00	165	105	120	6930			6930
		15.00	15	28	120	510			510

Call Back:

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

06-060044.0000-v082020R