

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-060044.0000  
GG54

RES  
2025

sale

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

Eff Rate:-	50.59	44.66	47.03	46.74	a/r
Tax Year	2022	2023	2024	2025	2025
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	52400t
Cauv100%					
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	792.48
Sp-Asmnt	22.12	22.12	250.22	29.56	

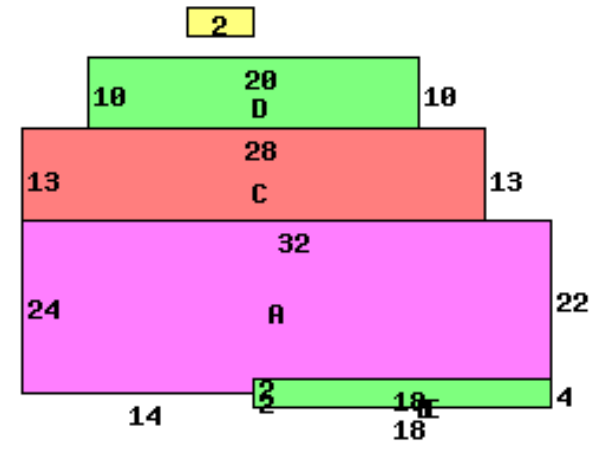
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		732			
	RFX	P		72	720		b PORCH
1	F/C	A		364			c ADDTN
	OFF	P		200	6000		d PORCH
	STP	P		72	290		e PORCH

#: 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	1SD	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	1096 105440
Shingle	Subtotal 105440
	Main Roof HIP
Plaster/Drywall	X
Panelled Wall	X
Floor/Pine	X
Floor/Carpet	X
Number of Rooms	6
Bedrooms	3
Central Heat	A
GRAV AIR	
Central A/C	A
Plumbing	
Standard	1
Air Conditioning	2030
Extra Features	7010
Total Value	114480
Neighborhood:	
Code:	3600
Dwl/Gar/NC%	.9700

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C		1096		C-	OLD/AV	103030	.55		44970
2 Shed	*PP	8X12	96			OLD/	0			0
front lot	effective frontage	depth	actual factor	effective rate	extended value	true value				
front lot	55.00	165	105	120	6930	6930				
front lot	15.00	15	28	120	510	510				

Call Back:

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

06-060044.0000-v082020R