BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060044.0000 RES
GG54 2026

sale

2023	CONKEL DERRICK & VIRO	2020-05-20
2024	CONKEL DERRICK & VIRO	2020-05-20
2025	BREEDING PRESLEY & JE	2024-06-26
2026	BREEDING PRESLEY & JESS	2024-06-26 ESPYS 2ND 49 N PT 67
	312 W RAILROAD ST	1SD
		$110,500
	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%	7430	7430	7430	7430		7430	8570	8570
Bldg100%	44970	44970	44970	44970		44970	63510	63520
Totl100%	52400t	52400t	52400t	52400t		52400t	72090t	72090t
Cauv100%								
Tax Value:								
Land 35%	2600	2600	2600	2600		2600	3000	3000
Bldg 35%	15740	15740	15740	15740		15740	22230	22230
Totl 35%	18340t	18340t	18340t	18340t		18340t	25230t	25230t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	754.08	797.74	792.48	792.48	792.48			
Sp-Asmnt	22.12	250.22	29.56	29.56				

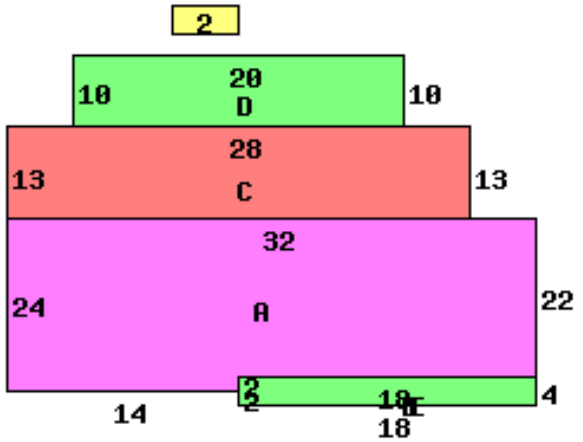
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		732		a	*MAIN
	RFX	P		72	720	b	PORCH
1	F/C	A		364		c	ADDTN
	OFP	P		200	6000	d	PORCH
	STP	P		72	290	e	PORCH

#: 45 L/W
060600450000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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	1WD	*	0	5430	35600
97	1	2006-02-21	MILLER CHRISTOPHER &	1SD		53500	5260	32890
20	1	2004-01-20	SPEARMAN DON E	1WD	*	0	4770	29660
610	1	2003-10-22	SPEARMAN GREG	1WD		35000	4770	29660
472	1	2003-08-13	WACHOVIA BANK OF DELAWAR	1SH		30000	4770	29660
100	1	1999-02-26	CONLEY PEGGY ANN	1SD		66000	5000	20830
99	1	1999-02-26	SCHUTTI ROBERT & KIMBERL	1WD		58000	5000	20830
909	1	1992-09-30		1WD		17000	0	18710
244	0	1986-04-14			*	12000	0	16200

Year	Land	Bldg	Total	Net Tax
2022	1820	16040	17860	834.30
2021	1820	16040	17860	837.34

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



312 W RAILROAD ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1096	105440
	Subtotal			105440
Shingle	Roof	HIP		

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%	1.3700
GRAV AIR			
Central A/C	A		
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1096		C-	OLD/AV	103030	.55		63520
2	Shed	*PP	8X12	96			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
front lot		15.00	15	28	138	39	590	590

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