

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060046.0000
GG55

RES
2025

sale

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

| | | | |
|------|----------------------|------------|-------------------|
| 2022 | HEAVENLY RENTALS LLC | 2019-02-12 | |
| 2023 | HEAVENLY RENTALS LLC | 2019-02-12 | |
| 2024 | HEAVENLY RENTALS LLC | 2019-02-12 | |
| 2025 | HEAVENLY RENTALS LLC | 2019-02-12 | ESPYS 2ND S PT 49 |
| | 304 W RAILROAD ST | 1QC | |
| | KENTON OH 43326 | \$0 | |

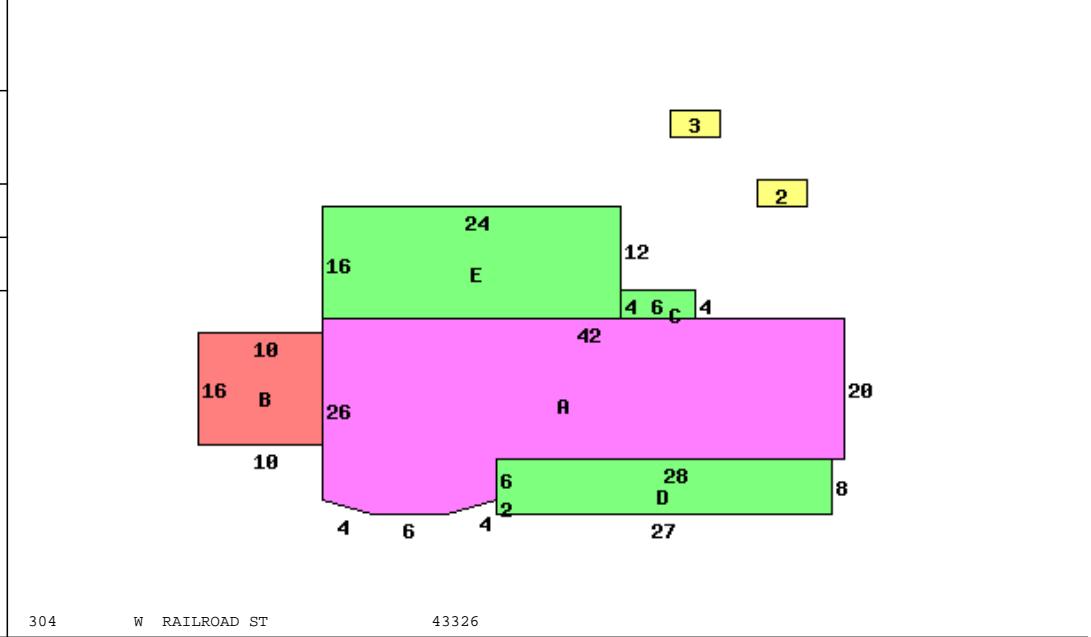
| | | | | | | |
|------------|--------|--------|---------|---------|---------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | | |
| Land100% | 7910 | 11260 | 11260 | 11260 | 11260 | 11250 |
| Bldg100% | 42910 | 55170 | 55170 | 55170 | 55170 | 55170 |
| Totl100% | 50830t | 66430t | 66430t | 66430t | 66430t | 66420t |
| Cauv100% | | | | | | |
| Tax Value: | | | | | | |
| Land 35% | 2770 | 3940 | 3940 | 3940 | 3940 | 3940 |
| Bldg 35% | 15020 | 19310 | 19310 | 19310 | 19310 | 19310 |
| Totl 35% | 17790t | 23250t | 23250t | 23250t | 23250t | 23250t |
| Hmstd35% | | | | | | |
| Owner Oc | | | | | | |
| Hmstd RB | | | | | | |
| Net Tax | 831.02 | 955.96 | 1011.32 | 1004.64 | 1004.64 | |
| Sp-Asmnt | 21.08 | 21.08 | 31.05 | 31.05 | | |

| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 2 B | F | M | | 944 | | | |
| 1 | F/C | A | | 160 | | b | ADDN |
| | STP | P | | 24 | 100 | c | PORCH |
| | OFF | P | | 216 | 6480 | d | PORCH |
| | DK | P | | 384 | 5760 | e | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 37 | 1 | 2019-02-12 | HEAVENLY RENTALS LLC | 1QC * | 0 | 7540 | 34660 |
| 369 | 1 | 2017-08-02 | KIDD JAMES L SR | 1QC | 44500 | 8200 | 34860 |
| 551 | 1 | 1996-09-06 | BUR-MAC DEVELOPMENT CORP | 1WD | 34500 | 6200 | 17800 |
| 79 | 1 | 1991-02-05 | | 1UN * | 0 | 0 | 22800 |
| 511 | 0 | 1987-06-25 | | | 25000 | 0 | 20910 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 2770 | 15020 | 17790 | 834.06 |
| 2020 | 2770 | 15020 | 17790 | 724.44 |

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



304 W RAILROAD ST 43326

| Occupancy 1 Single Family | | *DWELLING COMPUTATIONS | |
|---------------------------|------------|------------------------|-------------|
| Story Height | 1 | Sq-Ft | Value |
| Floor Level | Main | FRAME | 1104 101890 |
| | Full Upper | FRAME | 944 62060 |
| | Basement | | 714 13500 |
| | Subtotal | | 177450 |
| Shingle | Roof | GABLE | |
| Plaster/Drywall | X X | Plumbing | 1400 |
| Unfinished Wall | X | Extra Features | 12340 |
| Floor/Pine | X | Total Value | 191190 |
| Number of Rooms | 1 5 5 | | |
| Bedrooms | 1 5 | PUB SIDEWALK | |
| Central Heat | A | Neighborhood: | |
| FORCED AIR | | Code: | 3600 |
| Plumbing | | Dwl/Gar/NC% | .9700 |
| Standard | 1 | | |
| Extra 2 Fixture | 1 | | |

| Bldg Type | SHB+Cons | DixHt | Unit | Grade | Blt/Renov | Replace | Phy | Fnc | True |
|------------|----------|-----------|--------|-------|-----------|-----------|----------|-------|------------|
| 1 DWELLING | 2 B F | | 2048 | C | OLD/FR | 191190 | .65 | .15 | 55170 |
| 2 Shed | *PP | 6X8 | 48 | | 2021AV | 0 | | | 0 |
| 3 Shed | *PP | 6X8 | 48 | | 2021AV | 0 | | | 0 |
| front lot | acres/ | effective | depth | depth | actual | effective | extended | true | |
| | frontage | frontage | factor | rate | rate | rate | value | value | Excess Fro |
| | | 115.00 | 140 | 96 | 120 | 115 | 13230 | 11250 | |