

BUCK TWP  
SOUTH KENTON CORP

00060

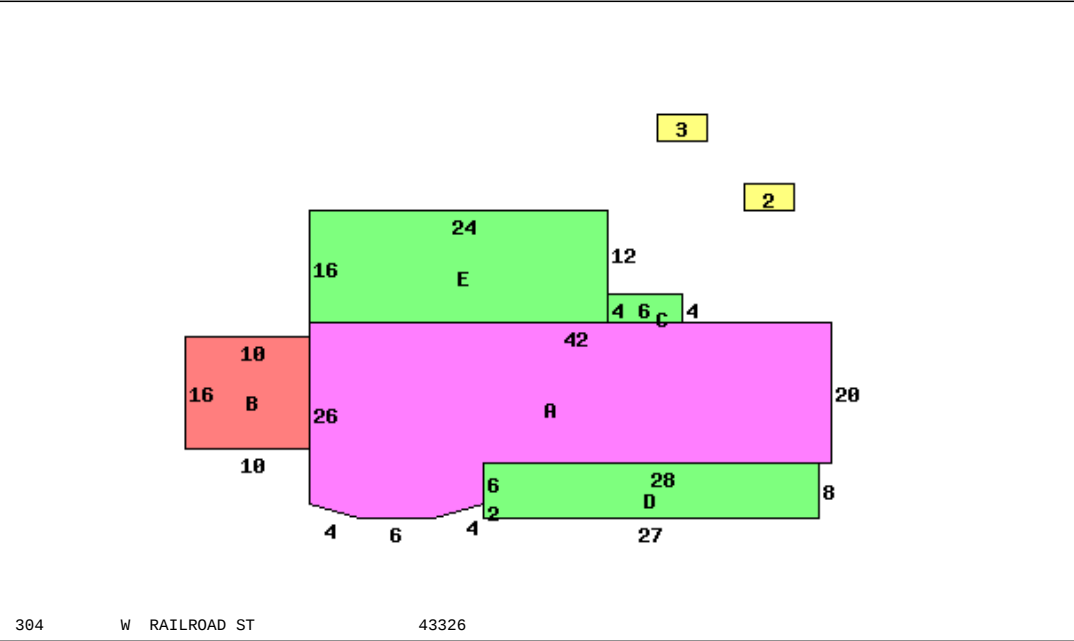
Hardin County, Ohio  
Michael T. Bacon, Auditor

06-060046.0000  
GG55

RES  
2025

|                           |  |            |            |        |        |         |         |         |        |
|---------------------------|--|------------|------------|--------|--------|---------|---------|---------|--------|
| 2022 HEAVENLY RENTALS LLC |  | 2019-02-12 | Tax Year   | 2022   | 2023   | 2024    | 2025    | 2025    | CAMA   |
| 2023 HEAVENLY RENTALS LLC |  | 2019-02-12 | Prop Cls   | 510    | 510    | 510     | 510     | 510     | 510    |
| 2024 HEAVENLY RENTALS LLC |  | 2019-02-12 | Acres      |        |        |         |         |         |        |
| 2025 HEAVENLY RENTALS LLC |  | 2019-02-12 | Land100%   | 7910   | 11260  | 11260   | 11260   | 11260   | 12900  |
| 304 W RAILROAD ST         |  | 2019-02-12 | Bldg100%   | 42910  | 55170  | 55170   | 55170   | 55170   | 77920  |
|                           |  | 1QC        | Totl100%   | 50830t | 66430t | 66430t  | 66430t  | 66430t  | 90820t |
| KENTON OH 43326           |  | \$0        | Cauv100%   |        |        |         |         |         |        |
|                           |  |            | Tax Value: |        |        |         |         |         |        |
|                           |  |            | Land 35%   | 2770   | 3940   | 3940    | 3940    | 3940    | 4520   |
|                           |  |            | Bldg 35%   | 15020  | 19310  | 19310   | 19310   | 19310   | 27270  |
|                           |  |            | Totl 35%   | 17790t | 23250t | 23250t  | 23250t  | 23250t  | 31790t |
|                           |  |            | Hmstd35%   |        |        |         |         |         |        |
|                           |  |            | Owner 0c   |        |        |         |         |         |        |
|                           |  |            | 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+<br>2 B<br>1                       | CONS<br>F<br>F/C<br>STP<br>OPF<br>DK | TYPE<br>M<br>A<br>P<br>P                                                        | FACT                                                                      | SQ-FT<br>944<br>160<br>24<br>216<br>384         | VALUE<br><br><br>100<br>6480<br>5760        | a<br>b<br>c<br>d<br>e                | *MAIN<br>ADDTN<br>PORCH<br>PORCH                     |
| Sale#<br>37<br>369<br>551<br>79<br>511 | #p<br>1<br>1<br>1<br>1<br>0          | sale date<br>2019-02-12<br>2017-08-02<br>1996-09-06<br>1991-02-05<br>1987-06-25 | To<br>HEAVENLY RENTALS LLC<br>KIDD JAMES L SR<br>BUR-MAC DEVELOPMENT CORP | Type/Invalid?<br>10C *<br>10C<br>1WD *<br>1UN * | Sale\$<br>0<br>44500<br>34500<br>0<br>25000 | co:land<br>7540<br>8200<br>6200<br>0 | co:bldg<br>34660<br>34860<br>17800<br>22800<br>20910 |
| Year<br>2021<br>2020                   | Land<br>2770<br>2770                 | Bldg<br>15020<br>15020                                                          | Total<br>17790<br>17790                                                   | Net Tax<br>834.06<br>724.44                     |                                             |                                      |                                                      |
| p r o j e c t                          |                                      |                                                                                 |                                                                           |                                                 | ben acres / % factor                        |                                      |                                                      |
| 902 MAIN DISTRICT CONSERVANCY          |                                      |                                                                                 |                                                                           |                                                 | XA/2025                                     |                                      |                                                      |
| 500 HARDIN COUNTY LANDFILL             |                                      |                                                                                 |                                                                           |                                                 | XA/2025                                     |                                      |                                                      |



|                           |       |                        |       |             |                |            |       |          |       |      |           |       |           |      |               |         |         |            |
|---------------------------|-------|------------------------|-------|-------------|----------------|------------|-------|----------|-------|------|-----------|-------|-----------|------|---------------|---------|---------|------------|
| Occupancy 1 Single Family |       | *DWELLING COMPUTATIONS |       | Sq-Ft Value |                | Bldg Type  |       | SHB+Cons | DixHt | Area | Unit Rate | Grade | Blt/Renov | Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
| Story Height              | 1     |                        |       | 1104        | 101890         | 1 DWELLING | 2 B F | 2048     |       |      |           | C     | OLD/FR    |      | 191190        | .65     | .15     | 77920      |
| Floor Level               |       | Main                   | FRAME | 944         | 62060          | 2 Shed     | *PP   | 6X8      | 48    |      |           |       | 2021AV    |      | 0             |         |         | 0          |
|                           |       | Full Upper             | FRAME | 714         | 13500          | 3 Shed     | *PP   | 6X8      | 48    |      |           |       | 2021AV    |      | 0             |         |         | 0          |
|                           |       | Basement               |       |             |                |            |       |          |       |      |           |       |           |      |               |         |         |            |
|                           |       | Subtotal               |       |             | 177450         |            |       |          |       |      |           |       |           |      |               |         |         |            |
| Shingle                   |       | Roof                   | GABLE |             |                |            |       |          |       |      |           |       |           |      |               |         |         |            |
| Plaster/Drywall           |       | B 1 2 U A              |       |             |                |            |       |          |       |      |           |       |           |      |               |         |         |            |
| Unfinished Wall           | X     | X                      |       |             | Plumbing       |            |       |          |       |      |           |       |           |      |               |         |         | 1400       |
| Floor/Pine                | X     |                        |       |             | Extra Features |            |       |          |       |      |           |       |           |      |               |         |         | 12340      |
| Number of Rooms           | 1 5 5 |                        |       |             | Total Value    |            |       |          |       |      |           |       |           |      |               |         |         | 191190     |
| Bedrooms                  | 1 5   |                        |       |             |                |            |       |          |       |      |           |       |           |      |               |         |         |            |
| Central Heat              |       | A                      |       |             | PUB SIDEWALK   |            |       |          |       |      |           |       |           |      |               |         |         |            |
| FORCED AIR                |       |                        |       |             | Neighborhood:  |            |       |          |       |      |           |       |           |      |               |         |         |            |
| Plumbing                  |       |                        |       |             | Code:          |            |       |          |       |      |           |       |           |      |               |         |         | 3600       |
| Standard                  | 1     |                        |       |             | Dwl/Gar/NC%    |            |       |          |       |      |           |       |           |      |               |         |         | 1.3700     |
| Extra 2 Fixture           | 1     |                        |       |             |                |            |       |          |       |      |           |       |           |      |               |         |         |            |

|           |                    |                       |       |                 |                |                   |                   |               |            |
|-----------|--------------------|-----------------------|-------|-----------------|----------------|-------------------|-------------------|---------------|------------|
| front lot | acres/<br>frontage | effective<br>frontage | depth | depth<br>factor | actual<br>rate | effective<br>rate | extended<br>value | true<br>value | Excess Fro |
|           |                    | 115.00                | 140   | 96              | 138            | 132               | 15180             | 12900         |            |