BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060046.0000 RES
GG55 2026

sale

2023 HEAVENLY RENTALS LLC	2019-02-12	
2024 HEAVENLY RENTALS LLC	2019-02-12	
2025 HEAVENLY RENTALS LLC	2019-02-12	
2026 HEAVENLY RENTALS LLC	2019-02-12	ESPYS 2ND S PT 49
304 W RAILROAD ST	1QC	
	$0	
KENTON OH 43326		

Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

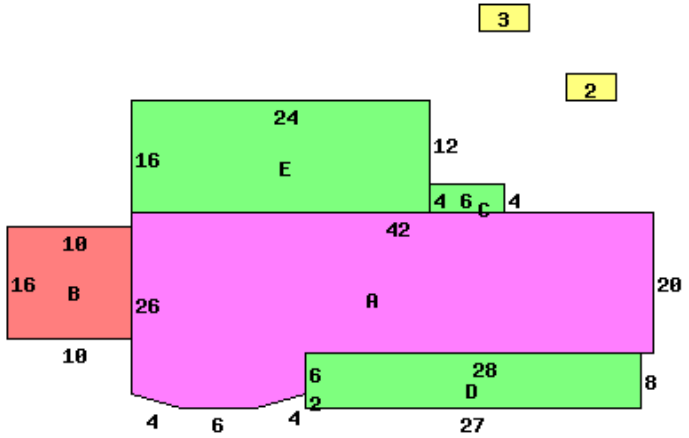
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	11260	11260	11260	11260		11260	12910	12900
Bldg100%	55170	55170	55170	55170		55170	82510	82510
Totl100%	66430t	66430t	66430t	66430t		66430t	95430t	95410t
Cauv100%								
Tax Value:								
Land 35%	3940	3940	3940	3940		3940	4520	4520
Bldg 35%	19310	19310	19310	19310		19310	28880	28880
Totl 35%	23250t	23250t	23250t	23250t		23250t	33400t	33390t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	955.96	1011.32	1004.64	1004.64	1004.64			
Sp-Asmnt	21.08	31.05	31.05	31.05				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		944		a	*MAIN
1	F/C	A		160		b	ADDTN
	STP	P		24	100	c	PORCH
	OFP	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
2022	2770	15020	17790	831.02
2021	2770	15020	17790	834.06

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1104	101890
	Full Upper	FRAME	944	62060
	Basement		714	13500
	Subtotal			177450
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Pine		X			
Number of Rooms	1	5	5		
Bedrooms		1	5		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard	1				
Extra 2 Fixture	1				

Plumbing	1400
Extra Features	12340
Total Value	191190
PUB SIDEWALK	
Neighborhood:	
Code:	3600
Dwl/Gar/NC%	1.3700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2048		C	OLD/FR	191190	.65	.10	82510
2	Shed	*PP	6X8	48			2021AV	0			0
3	Shed	*PP	6X8	48			2021AV	0			0

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

Call Back: Sign: PSN Date: 2018-05-24 Lister: 06-060046.0000-v082020R