BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060047.0000 RES
FF05 2026

sale

2023 GOOD LINDA LU	2008-11-17
2024 GOOD LINDA LU	2008-11-17
2025 GOOD LINDA LU	2008-11-17
2026 GOOD LINDA LU	2008-11-17 ESPYS 2ND 50-51
305 W RAILROAD ST	1AF
	$0
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%	13570	13570	13570	13570		13570	15600	15600
Bldg100%	70630	70630	70630	70630		70630	96940	96930
Totl100%	84200t	84200t	84200t	84200t		84200t	112540t	112530t
Cauv100%								
Tax Value:								
Land 35%	4750	4750	4750	4750		4750	5460	5460
Bldg 35%	24720	24720	24720	24720		24720	33930	33930
Totl 35%	29470t	29470t	29470t	29470t		29470t	39390t	39390t
Hmstd35%	27070	27070	27070	27070		27070	36980	
Owner Oc	23.96	23.94	23.86	23.86	23.86	hmstd 4750 l 22320 b		
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	818.78	840.34	819.90	819.90	819.90			
Sp-Asmnt	24.96	32.94	32.94	32.94				

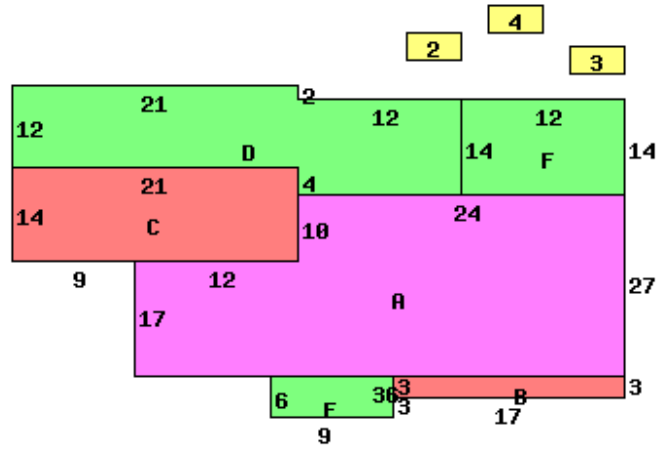
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BQ	F	M		852		a	*MAIN
1 B	F	A		51		b	ADDTN
1	F/C	A		294		c	ADDTN
	OFP	P		420	12600	d	PORCH
	STP	P		54	220	e	PORCH
	DK	P		168	2520	f	PORCH

#: 48 & 49, L/W
0606004800000
0606004900000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
427	1	2008-11-17	GOOD LINDA LU	1AF *	0	8540	66940

Year	Land	Bldg	Total	Net Tax
2022	3310	24200	27510	859.16
2021	3310	24200	27510	862.34

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



305 W RAILROAD ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

		Sq-Ft	Value
Story Height 1Q			
Floor Level	Main FRAME	1197	106040
	Qtr Story FRAME	852	13620
	Basement	903	16860
	Subtotal		136520
Shingle	Roof GABLE		

	B	1	2	U	A
Plaster/Drywall		X		X	
Panelled Wall		X			
Unfinished Wall	X				
Floor/Pine			X		X
Floor/Carpet		X			X
Number of Rooms	1	4		3	
Bedrooms		1		2	
Fireplace					
Openings		1			
Stacks		2			
Central Heat				A	
FORCED AIR					
Central A/C				A	
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Fireplaces	4000	Air Conditioning	3680	
Plumbing	2100	Extra Features	16020	
Total Value	162320			
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	1 BQF		1197		C-	1949AV	146090	.55		90060
2	Pole Build		25X36	900		C	1988AV	10800	.65		3780
3	Shed		10X20	200		D	2022AV	1920	.05		1820
4	Shed		10X14	140		D	2022AV	1340	.05		1270

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	80.0000	120.00	132	94	138	130	15600	15600

Call Back: Sign: PSN Date: 2015-02-17 Lister: