

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-060050.0000  
FF06

RES  
2025

sale

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

2022	HALE JADE	2021-07-09	
2023	MCGRATH DEVIN	2022-03-21	
2024	MCGRATH DEVIN	2022-03-21	
2025	MCGRATH DEVIN	2022-03-21	ESPYS 2ND PT PT VAC ALLEY
	309 W RAILROAD ST	LWD	52
	KENTON OH 43326	\$140,000	

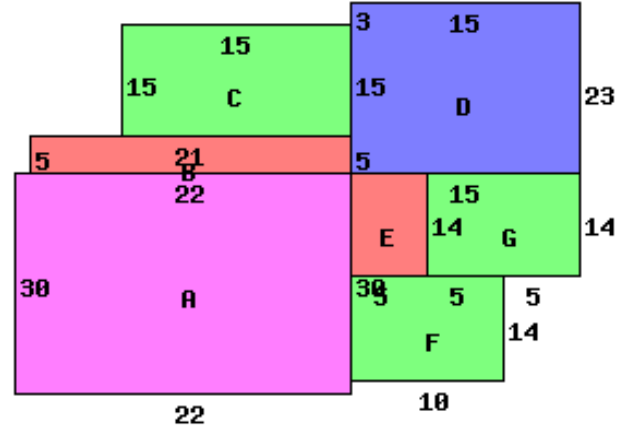
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5030	7230	7230	7230	7230
Bldg100%	80660	133510	133510	133510	133520
Totl100%	85690t	140740t	140740t	140740t	140750t
Cauv100%					
Tax Value:					
Land 35%	1760	2530	2530	2530	2530
Bldg 35%	28230	46730	46730	46730	46730
Totl 35%	29990t	49260t	49260t	49260t	49260t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1400.92	2025.38	2142.68	2128.56	
Sp-Asmnt	21.77	21.77	38.95	38.95	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		660			
1	F/C	A		105		b	ADDTN
	PAT	P		225	680	c	PORCH
	F	G		345	8280	d	GRAGE
1	F/C	A		70		e	ADDTN
	OFFP	P		140	4200	f	PORCH
	PAT	P		140	420	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
123	1	2022-03-21	MCGRATH DEVIN	LWD	140000	5030	80660
330	1	2021-07-09	HALE JADE	LWD *	39000	5030	80660
301	2	2021-07-09	BEABOUT KEVIN N	2QC *	0	5030	80660
91	1	2015-03-05	BEABOUT KEVIN N & JEANETT	LWD *	27500	5310	48830
313	1	2014-06-18	HOME SAVINGS & LOAN COMPA	1FD *	0	5310	54260
307	1	2011-08-01	CRABTREE EVERETT E	1CT *	0	5370	49030
883	0	1986-10-22			17500	0	25200

Year	Land	Bldg	Total	Net Tax
2021	1760	28230	29990	1406.04
2020	1760	28230	29990	1221.26

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



309 W RAILROAD ST 43326

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	2			Sq-Ft	Value
Floor Level		Main	FRAME	835	98930
		Full Upper	FRAME	660	51320
		Basement		440	8460
		Subtotal			158710
Shingle		Roof	HIP		
		B 1 2 U A			
Plaster/Drywall		P D		Air Conditioning	2780
Panelled Wall		X		Plumbing	1400
Unfinished Wall	X			Garages and Carports	8280
Floor/Hardwood	X X			Extra Features	5300
Floor/Tile-Lino	L			Total Value	176470
Number of Rooms	1 3 3				
Bedrooms	3			PUB SIDEWALK	
Central Heat	A			Neighborhood:	
FORCED AIR				Code:	3600
Central A/C	A			Dwl/Gar/NC%	.9700
Plumbing					
Standard	1				
Extra 2 Fixture	1				

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F			C	OLD/GD	176470	.40	-.30 133520
	acres/	effective	depth	actual	effective	extended	value	true
front lot	frontage	frontage	depth	depth	rate	rate	value	value
		64.00	132	94	120	113	7230	7230

Call Back:

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

06-060050.0000-v082020R