

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060050.0000
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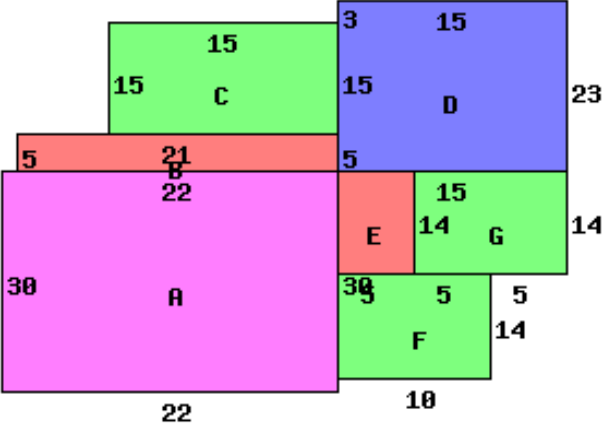
RES
2024

sale

2021	BEABOUT KEVIN N & JEA	2015-03-05	
2022	HALE JADE	2021-07-09	
2023	MCGRATH DEVIN	2022-03-21	
2024	MCGRATH DEVIN	2022-03-21	ESPYS 2ND PT PT VAC ALLEY
	309 W RAILROAD ST	1WD	52
	KENTON OH 43326	\$140,000	

Eff Rate:-	50.76	50.59	44.66	47.03	a/r
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5030	5030	7230	7230	7230
Bldg100%	80660	80660	133510	133510	133520
Totl100%	85690t	85690t	140740t	140740t	140750t
Cauv100%					
Tax Value:					
Land 35%	1760	1760	2530	2530	2530
Bldg 35%	28230	28230	46730	46730	46730
Totl 35%	29990t	29990t	49260t	49260t	49260t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	1406.04	1400.92	2025.38	2142.68	
Sp-Asmnt	89.10	21.77	21.77	38.95	

SHB+ 2 B 1	CONS F F/C PAT	TYPE M A P G A P P	FACT	SQ-FT 660 195 225 345 70 140 140	VALUE 680 8280 4200 420	a b c d e f g	*MAIN ADDTN PORCH GRAGE ADDTN PORCH PORCH
Sale#	#d	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
123	1	2022-03-21	MCGRATH DEVIN	1WD *	140000	5030	80660
330	1	2021-07-09	HALE JADE	1WD *	39000	5030	80660
301	2	2021-07-09	BEABOUT KEVIN N	20C *	0	5030	80660
91	1	2015-03-05	BEABOUT KEVIN N & JEANETT	1WD *	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			
2020	1760	28230	29990	1221.26			
2019	1680	22470	24150	951.00			
p r o j e c t				ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2024			
500 HARDIN COUNTY LANDFILL				XA/2024			



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	HIP	
B 1 2 U A		
P D		
Plaster/Drywall		Air Conditioning 2780
Panelled Wall		Plumbing 1400
Unfinished Wall		Garages and Carports 8280
Floor/Hardwood		Extra Features 5300
Floor/Tile-Lino		Total Value 176470
Number of Rooms	1 3 3	
Bedrooms	3	
Central Heat	A	PUB SIDEWALK
FORCED AIR		Neighborhood:
Central A/C	A	Code: 3600
Plumbing		Dwl/Gar/NC% .9700
Standard	1	
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	FtxFtx	1495	Rate	C	Cond	Value	Dpr	Dpr	Value
						OLD/GD	176470	.40	-.30	133520
front lot	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	factor	factor	rate	rate	value	value		
		64.00	132	94	120	113	7230	7230		