

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

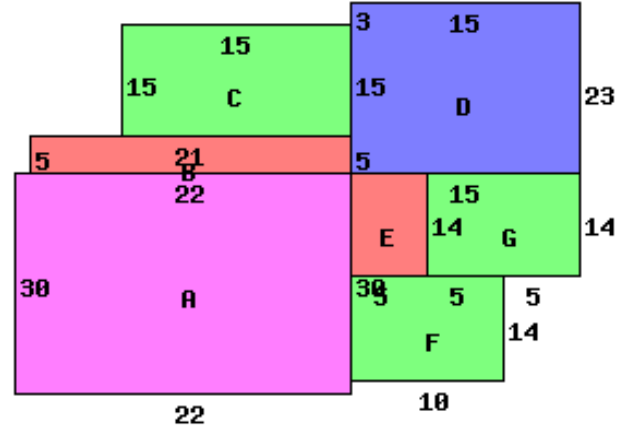
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	5030	7230	7230	7230	7230	7230
Bldg100%	80660	133510	133510	133510	133510	133520
Totl100%	85690t	140740t	140740t	140740t	140740t	140750t
Cauv100%						
Tax Value:						
Land 35%	1760	2530	2530	2530	2530	2530
Bldg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

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

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		1495	C	OLD/GD	176470	.40 -.30	133520
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		64.00	132	94	120	113	7230	7230

Call Back:

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

06-060050.0000-v082020R