BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060050.0000 RES
FF06 2026

sale

2023 MCGRATH DEVIN	2022-03-21	
2024 MCGRATH DEVIN	2022-03-21	
2025 MCGRATH DEVIN	2022-03-21	
2026 MCGRATH DEVIN	2022-03-21	ESPYS 2ND PT PT VAC ALLEY
309 W RAILROAD ST	1WD 52	
	$140,000	
KENTON OH 43326		

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

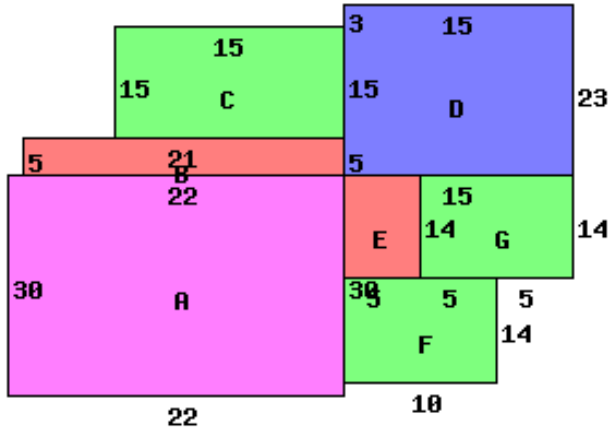
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7230	7230	7230	7230		7230	8310	8320
Bldg100%	133510	133510	133510	133510		133510	188570	188580
Totl100%	140740t	140740t	140740t	140740t		140740t	196890t	196900t
Cauv100%								
Tax Value:								
Land 35%	2530	2530	2530	2530		2530	2910	2910
Bldg 35%	46730	46730	46730	46730		46730	66000	66000
Totl 35%	49260t	49260t	49260t	49260t		49260t	68910t	68920t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2025.38	2142.68	2128.56	2128.56	2128.56			
Sp-Asmnt	21.77	38.95	38.95	38.95				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		660		a	*MAIN
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
	OFP	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	1WD	*	140000	5030	80660
330	1	2021-07-09	HALE JADE	1WD	*	39000	5030	80660
301	2	2021-07-09	BEABOUT KEVIN N	2QC	*	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
2022	1760	28230	29990	1400.92
2021	1760	28230	29990	1406.04

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



309 W RAILROAD ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
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%	1.3700
Plumbing			
Standard	1		
Extra 2 Fixture	1		

	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		1495		C	OLD/GD	176470	.40	-.30	188580

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		64.00	132	94	138	130	8320	8320

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