

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060052.0000
FF08

RES
2025

sale

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

2022 WILLIAMS RANDY & MICH	2015-03-09
2023 CAPGROW HOLDINGS JV S	2022-11-21
2024 CAPGROW HOLDINGS JV S	2022-11-21
2025 CAPGROW HOLDINGS JV SUB	2022-11-21 ESPYS 2ND 54
321 W RAILROAD ST	LWD
KENTON OH 43326	\$115,000

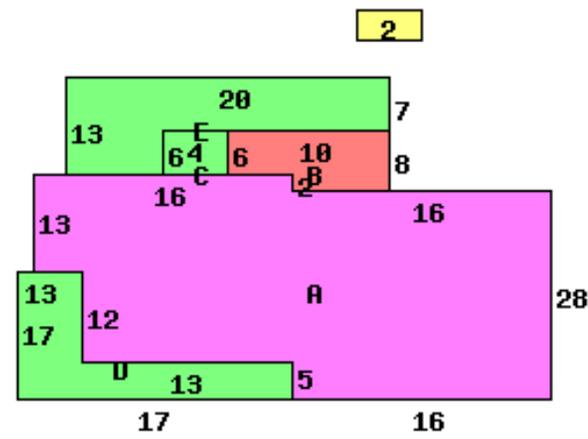
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	4400	6340	6340	6340	6330
Land100%	51770	97660	97660	97660	97660
Bldg100%	56170t	104000t	104000t	104000t	103990t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1540	2220	2220	2220	2220
Bldg 35%	18120	34180	34180	34180	34180
Totl 35%	19660t	36400t	36400t	36400t	36400t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	918.40	1496.64	1583.30	1572.86	
Sp-Asmnt	35.86	21.16	35.04	35.04	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		812			
1	F/C	A		72		b	ADDTN
	STP	P		24	100	c	PORCH
	OFF	P		133	3990	d	PORCH
	DK	P		176	2640	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
598	1	2022-11-21	CAPGROW HOLDINGS JV SUB I	LWD	115000	4400	51770
345	1	2022-07-07	GULF COAST PARTNERS LLC	LWD	105000	4400	51770
95	1	2015-03-09	WILLIAMS RANDY & MICHELLE	LWD *	27500	4660	45570
590	1	1996-09-24	JONES JOHN R & SUSAN V	LWD	14343	4200	20910
780	1	1993-08-27	NEWMAN JESSE & MARY	LWD	16000	0	25110
961	1	1989-11-13		LUN *	0	0	20800

Year	Land	Bldg	Total	Net Tax
2021	1540	18120	19660	921.72
2020	1540	18120	19660	800.60

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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 884 100760
Full Upper	FRAME 812 57640
Basement	472 9040
Subtotal	167440
Metal	Roof GABLE
Plaster/Drywall	X X Plumbing 700
Unfinished Wall	X Extra Features 6730
Floor/Carpet	X X Total Value 174870
Floor/Tile-Lino	L
Number of Rooms	3 4 4 PUB SIDEWALK
Bedrooms	4
Central Heat	A Neighborhood: Code: 3600
HOT WATER	Dwl/Gar/NC% .9700
Plumbing	
Standard	1
Extra Fixture	1

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	FtxFt	Area	Rate	Cond	Value	Dpr	Dpr	Value
2 Garage		24X30	1696	720	C- OLD/GD	157380	.40		91600
					C OLD/FR	20810	.70		6060 LOFT
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
		56.00	132	94	120	6330	6330		

Call Back:

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

06-060052.0000-v082020R