BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060082.0000 RES
GG61 2026

sale

2023	OGDEN DIANA D	1986-03-31
2024	BORN KEVIN J & JOLENE	2023-12-28
2025	BORN KEVIN J & JOLENE	2023-12-28
2026	BORN KEVIN J & JOLENE K	2023-12-28 ESPYS 2ND E PT 36
	319 W LYNN ST	2SD
		$69,000
	KENTON OH 43326	

2027	SHINN RALPH M &	2025-12-12
	319 W LYNN ST	2SD
	KENTON OH 43326	

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

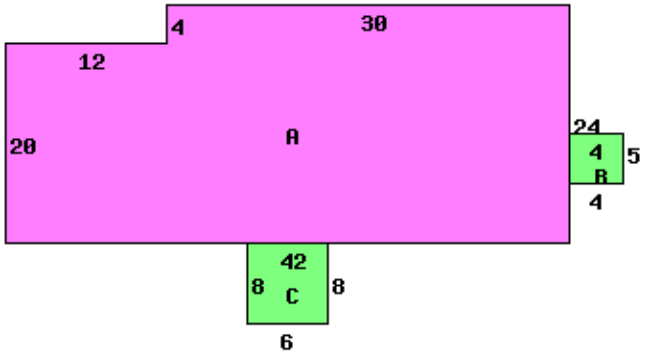
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3600	3600	3600	3600		3600	4140	4150
Bldg100%	37970	37970	37970	37970		37970	53600	53610
Totl100%	41570t	41570t	41570t	41570t		41570t	57740t	57760t
Cauv100%								
Tax Value:								
Land 35%	1260	1260	1260	1260		1260	1450	1450
Bldg 35%	13290	13290	13290	13290		13290	18760	18760
Totl 35%	14550t	14550t	14550t	14550t		14550t	20210t	20220t
Hmstd35%								
Owner Oc	12.88							
Hmstd RB	368.96							
Net Tax	216.42	632.88	628.72	628.72	628.72			
Sp-Asmnt	20.76	28.41	28.41	28.41				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		960		a	*MAIN
	STP	P		20	80	b	PORCH
	OFP	P		48	1440	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
567	2	2025-12-12	SHINN RALPH M &	2SD		115000	3600	37970
553	2	2023-12-28	BORN KEVIN J & JOLENE KAY	2SD		69000	3600	37970
500	2	2023-11-16	HENSEL JENNIFER ETAL	2CT	*	0	3600	37970
499	2	2023-11-16	OGDEN JAMES R & KAY F	2CT	*	0	3600	37970
199	0	1986-03-31			*	22000	0	14710

Year	Land	Bldg	Total	Net Tax
2022	880	11710	12590	175.68
2021	880	11710	12590	578.04

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



319 W LYNN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	960	100780
	Subtotal			100780
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Extra Features	1520
Panelled Wall	X	Total Value	102300
Floor/Hardwood	X		
Floor/Carpet	X	PUB SIDEWALK	
Number of Rooms	6		
Bedrooms	2	Neighborhood:	
		Code:	3600
Central Heat	A	Dwl/Gar/NC%	1.3700
FORCED AIR			
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		960		D+	1940AV	86960	.55		53610

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	55	60	138	83	4150	4150

Call Back: Sign: PSN Date: 2014-11-18 Lister: 06-060082.0000-v082020R