BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-080011.0000 RES
GG08 2026

sale

2023 EPWORTH UNITED METHOD		2006-10-05
2024 SANCHEZ PABLO SALINAS		2023-09-22
2025 SANCHEZ PABLO SALINAS		2023-09-22
2026 SANCHEZ PABLO SALINAS		2023-09-22 ESPYS 1ST 5
526 S MAIN ST		1WD
		$70,000
KENTON OH 43326		

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

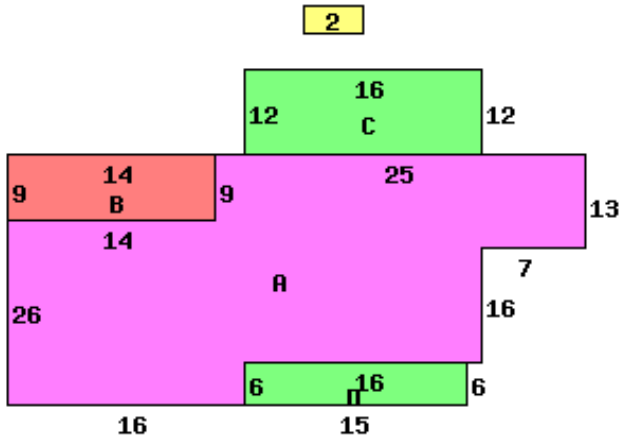
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6940	6940	6940	6940		6940	7970	7980
Bldg100%	79600	79600	79600	79600		79600	112430	112430
Totl100%	86540t	86540t	86540t	86540t		86540t	120400t	120410t
Cauv100%								
Tax Value:								
Land 35%	2430	2430	2430	2430		2430	2790	2790
Bldg 35%	27860	27860	27860	27860		27860	39350	39350
Totl 35%	30290t	30290t	30290t	30290t		30290t	42140t	42140t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1245.42	1317.54	1308.86	1308.86	1308.86			
Sp-Asmnt	21.78	110.38	33.30	33.30				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	B	M		989		a	*MAIN
1	F/C	A		126		b	ADDTN
	OFP	P		192	5760	c	PORCH
	OFP	P		90	2700	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
389	1	2023-09-22	SANCHEZ PABLO SALINAS	1WD		70000	4860	79310
403	3	2023-09-22	EPWORTH COMMUNITY CHURCH	3WD	*	0	4860	79310
412	1	2006-10-05	EPWORTH UNITED METHODIST	1QC	*	0	9090	63000

Year	Land	Bldg	Total	Net Tax
2022	1700	27760	29460	1376.18
2021	1700	27760	29460	1381.20

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



526 S MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	1115	111400
	Full Upper	BRICK	989	68630
	Basement		466	8920
	Subtotal			188950
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X X	Plumbing	1400
Panelled Wall	X X	Extra Features	8460
Unfinished Wall	X	Total Value	198810
Floor/Pine	X X		
Floor/Carpet	X	PUB SIDEWALK	
Number of Rooms	1 5 3		
Bedrooms	1 3	Neighborhood:	
		Code:	3600
Central Heat	A	Dwl/Gar/NC%	1.3700
HOT WATER			
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 B		2104		C+	OLD/FR	218690	.65		104860
2	Garage		24X24	576		C	1960GD	13820	.60		7570

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		55.00	165	105	138	145	7980	7980

Call Back: Sign: PSN Date: 2014-11-18 Lister:

06-080011.0000-v082020R