

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-080017.0000
GG05

RES
2025

sale

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

2022 CWB RENTAL PROPERTIES	2009-06-09
2023 CWB RENTAL PROPERTIES	2009-06-09
2024 CWB RENTAL PROPERTIES	2009-06-09
2025 CWB RENTAL PROPERTIES L	2009-06-09 ESPYS 1ST 9
616 S MAIN ST	LWD
KENTON OH 43326	\$25,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	4940	7060	7060	7060	7060
Land100%	63800	82060	82060	82060	82050
Bldg100%	68740t	89110t	89110t	89110t	89110t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1730	2470	2470	2470	2470
Bldg 35%	22330	28720	28720	28720	28720
Totl 35%	24060t	31190t	31190t	31190t	31190t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1123.92	1282.42	1356.68	1347.74	
Sp-Asmnt	21.42	21.42	33.46	33.46	

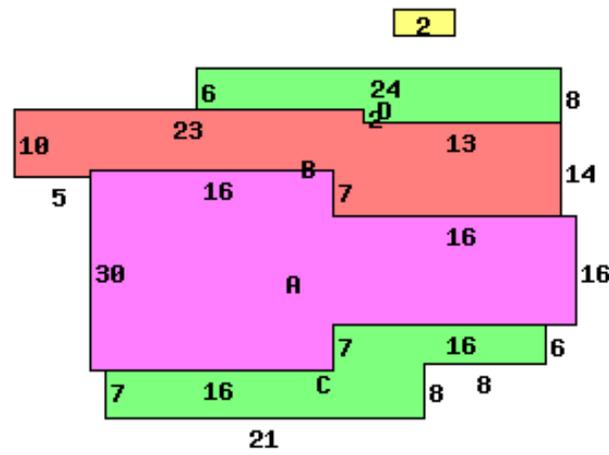
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		736			
1	F/C	A		408		b	ADDTN
	OMP	P		237	8300	c	PORCH
	DK	P		170	2550	d	PORCH

2009 BOR set house value at 33,260

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
212	1	2009-06-09	CWB RENTAL PROPERTIES LLC	LWD *	25000	9800	56910
126	1	2009-04-13	FANNIE MAE	LSH *	33334	9800	56910
616	1	2000-10-20	SNEARY JEFFERY S ETAL	LWD	70000	8400	39600
151	1	1999-03-30	BICKLE DANA K	LWD	65000	8860	26110
512	1	1998-08-31	CHAMBERLAIN H EILEEN &	LWD	36000	8860	26110
143	1	1990-02-28		LWD	18000	0	29110
358	1	1989-05-08		LUN *	0	0	29110
785	0	1987-09-11			0	0	29110

Year	Land	Bldg	Total	Net Tax
2021	1730	22330	24060	1128.02
2020	1730	22330	24060	979.78

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



616 S MAIN ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 2			
Floor Level	Main	FRAME	1144 105580
	Full Upper	FRAME	736 55570
	Basement		552 10510
	Subtotal		171660
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	D D		Extra Features 10850
Panelled Wall	X		Total Value 182510
Unfinished Wall	X		
Floor/Pine	X X		PUB SIDEWALK
Floor/Carpet	X		
Floor/Concrete	X		Neighborhood:
Number of Rooms	2 5 4		Code: 3600
Bedrooms	3		Dwl/Gar/NC% .9700
Central Heat	A		
FORCED AIR			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	16X20	1880	C	OLD/AV	.55	Dpr	79670
2 Garage			320	D	OLD/GD	.60	Dpr	2380
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	56.00	165	105	120	126	7060	7060	