BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-080019.0000 RES
GG03 2026

sale

2023 HORSTMAN KYLIE &		2021-03-25
2024 SHOCKEY NIKOLE J		2023-08-31
2025 SHOCKEY NIKOLE J		2023-08-31
2026 SHOCKEY NIKOLE J		2023-08-31 ESPYS 1ST 11
626 S MAIN ST		1WD
		$128,000
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%	6690	6690	6690	6690		6690	7690	7690
Bldg100%	84290	84290	84290	84290		84290	119060	119060
Totl100%	90970t	90970t	90970t	90970t		90970t	126740t	126750t
Cauv100%								
Tax Value:								
Land 35%	2340	2340	2340	2340		2340	2690	2690
Bldg 35%	29500	29500	29500	29500		29500	41670	41670
Totl 35%	31840t	31840t	31840t	31840t		31840t	44360t	44360t
Hmstd35%								
Owner Oc	28.18							
Hmstd RB								
Net Tax	1280.98	1384.94	1375.82	1375.82	1375.82			
Sp-Asmnt	21.48	33.66	33.66	33.66				

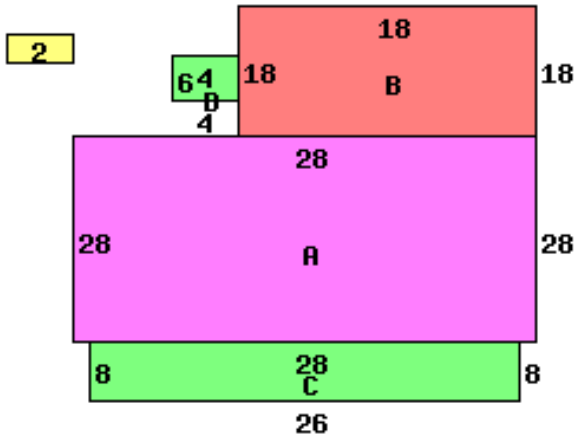
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		784		a	*MAIN
1	F/C	A		324		b	ADDTN
	OFP	P		208	6240	c	PORCH
	DK	P		24	360	d	PORCH

2

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
354	1	2023-08-31	SHOCKEY NIKOLE J	1WD		128000	4660	66030
98	1	2021-03-25	HORSTMAN KYLIE &	1WD		85000	4660	66030
25	1	2019-01-25	NGUYEN NHAN H	1WD		40000	4460	53460
18	1	2019-01-25	HOWE MARVIN D	1AF	*	0	4460	53460
187	1	2001-04-26	HOWE MARVIN D	1WD	*	0	7940	41430

Year	Land	Bldg	Total	Net Tax
2022	1630	23110	24740	1131.68
2021	1630	23110	24740	1135.90

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



626 S MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1108	102260
	Full Upper	FRAME	784	57370
	Basement		784	14670
	Subtotal			174300
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	X	
Panelled Wall		X	X
Unfinished Wall	X		
Floor/Pine		X	X
Floor/Carpet		X	
Floor/Concrete	X		
Number of Rooms	3	5	3
Bedrooms			3
Central Heat			A
FORCED AIR			
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Plumbing		1400
Extra Features		6600
Total Value		182300
PUB SIDEWALK		
Neighborhood:		
Code:		3600
Dwl/Gar/NC%		1.3700

	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		1892		C	OLD/AV	182300	.55		112390
2	Garage	CB 0	26X26	676		C	OLD/FR	16220	.70		6670

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		53.00	165	105	138	145	7690	7690

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