

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-080025.0000  
EE50

RES  
2025

sale

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

|                            |                               |
|----------------------------|-------------------------------|
| 2022 GUNN JOHN F & NANCY A |                               |
| 2023 4D VENTURES LLC       | 2022-09-20                    |
| 2024 4D VENTURES LLC       | 2022-09-20                    |
| 2025 MATELA RIZAL & IRIS   | 2024-09-03 ESPYS 1ST PT 20-21 |
| 703 S DETROIT ST           | 1SD                           |
| KENTON OH 43326            | \$131,000                     |

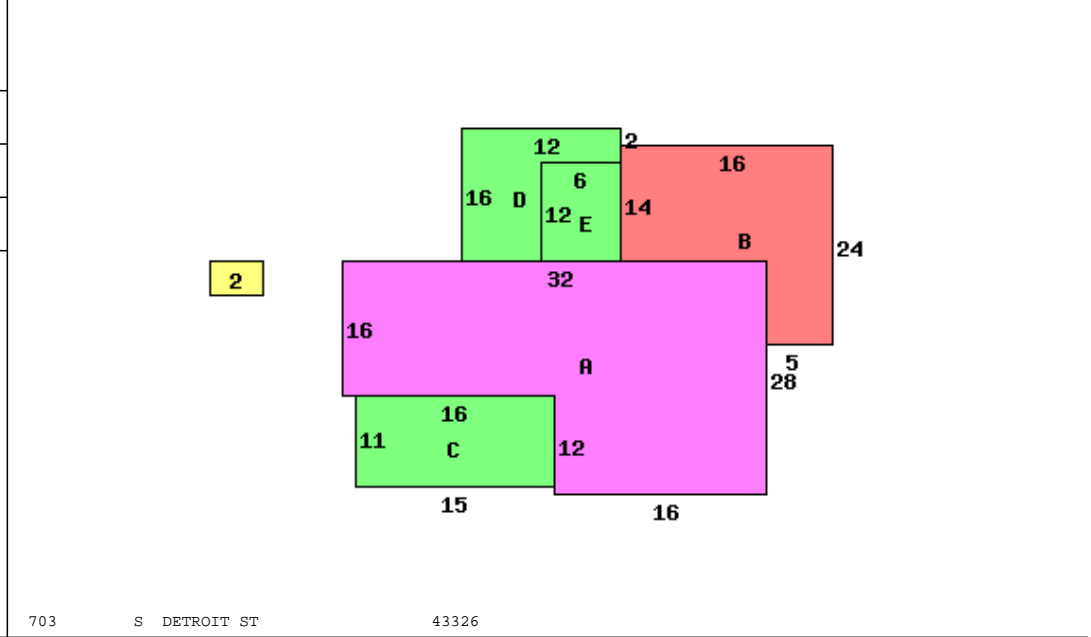
|            |        |        |        |        |                      |
|------------|--------|--------|--------|--------|----------------------|
| Tax Year   | 2022   | 2023   | 2024   | 2025   | CAMA                 |
| Prop Cls   | 510    | 510    | 510    | 510    | 510                  |
| Acres      |        |        |        |        |                      |
| Land100%   | 3230   | 4570   | 4570   | 4570   | 4560                 |
| Bldg100%   | 50770  | 46140  | 46140  | 46140  | 49700                |
| Totl100%   | 54000t | 50710t | 50710t | 50710t | 54260t               |
| Cauv100%   |        |        |        |        |                      |
| Tax Value: |        |        |        |        |                      |
| Land 35%   | 1130   | 1600   | 1600   | 1600   | 1600                 |
| Bldg 35%   | 17770  | 16150  | 16150  | 16150  | 17400                |
| Totl 35%   | 18900t | 17750t | 17750t | 17750t | 18990t               |
| Hmstd35%   |        |        |        | 17750  |                      |
| Owner Oc   |        |        |        | 15.64  |                      |
| Hmstd RB   |        |        |        |        | hmstd 1600 l 16150 b |
| Net Tax    | 882.90 | 729.82 | 772.08 | 751.34 |                      |
| Sp-Asmnt   | 21.11  | 21.11  | 29.33  | 29.33  |                      |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 1HB  | F    | M    |      | 704   |       |   |       |
| 1    | F/C  | A    |      | 274   |       | b | ADDTN |
|      | OFF  | P    |      | 165   | 4950  | c | PORCH |
|      | DK   | P    |      | 120   | 1800  | d | PORCH |
|      | OFF  | P    |      | 72    | 2160  | e | PORCH |

| Sale# | #p | sale date  | To                  | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|---------------------|---------------|--------|---------|---------|
| 367   | 1  | 2024-09-03 | MATELA RIZAL & IRIS | 1SD           | 131000 | 4570    | 46140   |
| 497   | 1  | 2022-09-20 | 4D VENTURES LLC     | 1WD           | 18000  | 3230    | 50770   |

| Year | Land | Bldg  | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 1130 | 17770 | 18900 | 886.10  |
| 2020 | 1130 | 17770 | 18900 | 769.66  |

| project                       | ben acres | / % | factor |
|-------------------------------|-----------|-----|--------|
| 902 MAIN DISTRICT CONSERVANCY |           |     |        |
| 500 HARDIN COUNTY LANDFILL    |           |     |        |



703 S DETROIT ST 43326

| Occupancy 1 Single Family |            | *DWELLING COMPUTATIONS |            |
|---------------------------|------------|------------------------|------------|
| Story Height              | 1H         | Sq-Ft                  | Value      |
| Floor Level               | Main       | FRAME                  | 978 102670 |
|                           | Part Upper | FRAME                  | 704 32640  |
|                           | Basement   |                        | 352 6800   |
|                           | Subtotal   |                        | 142110     |
| Shingle                   | Roof       | GABLE                  |            |
| Plaster/Drywall           | B 1 2 U A  |                        |            |
| Panelled Wall             | P P        | Extra Features         | 8910       |
| Unfinished Wall           | X          | Total Value            | 151020     |
| Floor/Carpet              | X X        | PUB SIDEWALK           |            |
| Floor/Tile-Lino           | L          |                        |            |
| Number of Rooms           | 1 4 3      | Neighborhood:          |            |
| Bedrooms                  | 3          | Code:                  | 3600       |
| Central Heat              | A          | Dwl/Gar/NC%            | .9700      |
| GAS                       |            |                        |            |
| Plumbing                  |            |                        |            |
| Standard                  | 1          |                        |            |

| Bldg Type  | SHB+Cons | DixHt     | Unit  | Grade  | Blt/Renov | Replace  | Phy   | Fnc | True  |
|------------|----------|-----------|-------|--------|-----------|----------|-------|-----|-------|
| 1 DWELLING | 1HB F    | 1682      |       | C-     | 1900FR    | 135920   | .65   | Dpr | 46150 |
| 2 Shed     | M        | 12X26     | 312   | C      | 2024AV    | 3740     | .05   | Dpr | 3550  |
| front lot  | acres/   | effective | depth | actual | effective | extended | true  |     |       |
|            | frontage | frontage  | depth | factor | rate      | value    | value |     |       |
|            |          | 57.00     | 66    | 67     | 120       | 80       | 4560  |     | 4560  |