

BUCK TWP
SOUTH KENTON CORP

00060

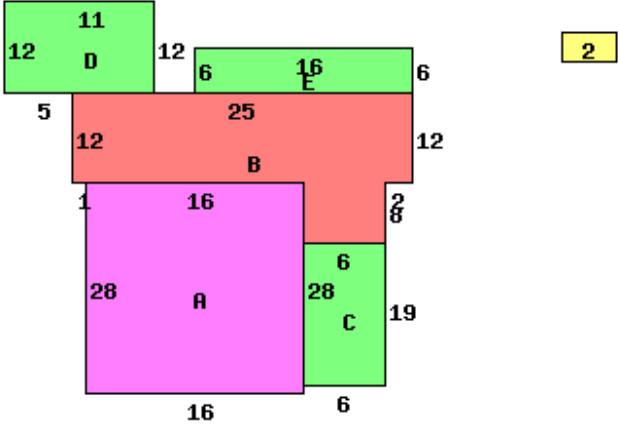
Hardin County, Ohio
Michael T. Bacon, Auditor

06-080029.0000
EE94

RES
2025

2022 MANNS EDDIE R		2007-03-23	Tax Year	2022	2023	2024	2025	CAMA
2023 KACI RENTALS LLC		2022-05-19	Prop Cls	510	510	510	510	510
2024 KACI RENTALS LLC		2022-05-19	Acres					
2025 KACI RENTALS LLC		2022-05-19	Land100%	4060	5800	5800	5800	5800
712 S MAIN ST		3WD	Bldg100%	46170	55170	55170	55170	55180
KENTON OH 43326		\$140,000	Totl100%	50230t	60970t	60970t	60970t	60980t
			Cauv100%					
			Tax Value:					
			Land 35%	1420	2030	2030	2030	2030
			Bldg 35%	16160	19310	19310	19310	19310
			Totl 35%	17580t	21340t	21340t	21340t	21340t
			Hmstd35%					
			Owner 0c					
			Hmstd RB					
			Net Tax	821.22	877.42	928.24		
			Sp-Asmnt	21.02	21.02	30.41		

SHB+ 1H 1	CONS F/C F/C OFF DK PAT	TYPE M A P P	FACT	SQ-FT 448 348 114 132 96	VALUE 448 348 114 1980 290	a b c d e	*MAIN ADDTN PORCH PORCH
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
243	3	2022-05-19	KACI RENTALS LLC	3WD	140000	4060	46170
126	1	2007-03-23	MANNS EDDIE R	1WD	20000	6060	24510
321	1	2006-08-01	HOMESALES INC	1QC *	0	6060	24510
358	1	2006-06-09	CHASE HOME FINANCE LLC	1SH	32000	6060	24510
351	1	2002-07-09	HARP JESSICA & JONATHAN	1WD	44000	5510	18490
693	1	1991-08-30		1UN *	9500	0	11310
645	1	1989-08-02		1WD *	10000	0	11310
733	0	1987-08-26			0	0	11710
Year	Land	Bldg	Total	Net Tax			
2021	1420	16160	17580	824.22			
2020	1420	16160	17580	715.90			
p r o j e c t			ben acres		/	%	factor
902	MAIN DISTRICT CONSERVANCY		XA/2025				
500	HARDIN COUNTY LANDFILL		XA/2025				



Occupancy 1 Single Family				*DWELLING COMPUTATIONS													
Story Height	1H			Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
Floor Level		Main	FRAME	796	97260	1 DWELLING	1H F/C	20X20	1244		C-	1930AV		116170	.55		50710
		Part Upper	FRAME	448	24730	2 Garage		400			D	2009AV		7680	.40		4470
		Subtotal			121990	3 Shed	*PP	8X10	80			OLD/AV		0			0
Shingle																	
Plaster/Drywall	B	1 2 U A	GABLE														
Floor/Carpet	D	D		Plumbing	1400												
Floor/Tile-Lino	X	X		Extra Features	5690												
Number of Rooms	L			Total Value	129080												
Bedrooms	4	2															
	2			PUB SIDEWALK													
Central Heat	A			Neighborhood:													
FORCED AIR				Code:	3600												
Plumbing				Dwl/Gar/NC%	.9700												
Standard	1																
Extra 2 Fixture	1																

Call Back:

Sign: PSN Date: 2014-12-19 Lister:

06-080029.0000-v082020R