

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-080029.0000  
EE94

RES  
2025

sale

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

2022	MANN'S EDDIE R	2007-03-23	
2023	KACI RENTALS LLC	2022-05-19	
2024	KACI RENTALS LLC	2022-05-19	
2025	KACI RENTALS LLC	2022-05-19	ESPYS 1ST 16
	712 S MAIN ST	3WD	
	KENTON OH 43326	\$140,000	

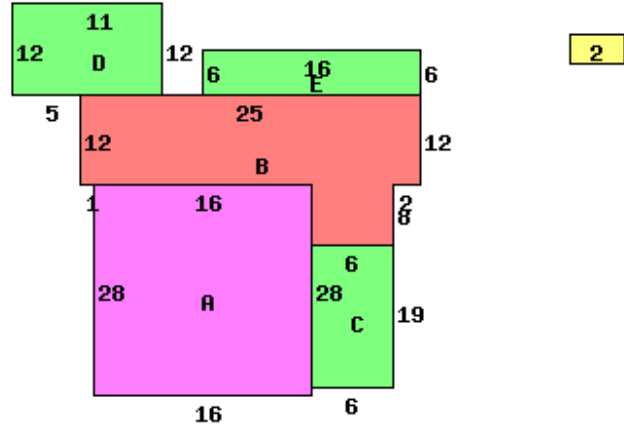
Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 510
Acres					
Land100%	4060	5800	5800	5800	5800
Bldg100%	46170	55170	55170	55170	55180
Totl100%	50230t	60970t	60970t	60970t	60980t
Cauv100%					
Tax Value:					
Land 35%	1420	2030	2030	2030	2030
Bldg 35%	16160	19310	19310	19310	19310
Totl 35%	17580t	21340t	21340t	21340t	21340t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	821.22	877.42	928.24	922.12	
Sp-Asmnt	21.02	21.02	30.41	30.41	

SHB+	CON	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		448		a	*MAIN
1	F/C	A		348		b	ADDTN
	OPF	P		114	3420	c	PORCH
	DK	P		132	1980	d	PORCH
	FAT	P		96	290	e	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	MANN'S EDDIE R	1WD	20000	6060	24510
321	1	2006-08-01	HOMESALES INC	1QC *		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

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



712 S MAIN ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1H			
Floor Level	Main	FRAME	796	97260
	Part Upper	FRAME	448	24730
	Subtotal			121990
Shingle	Roof	GABLE		
Plaster/Drywall	D D	Plumbing		1400
Floor/Carpet	X X	Extra Features		5690
Floor/Tile-Lino	L	Total Value		129080
Number of Rooms	4 2			
Bedrooms	2	PUB SIDEWALK		
Central Heat	A	Neighborhood:		
FORCED AIR		Code:		3600
Plumbing		Dwl/Gar/NC%		.9700
Standard	1			
Extra 2 Fixture	1			

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
2 Garage		20X20	400	C-	1930AV	116170	.55	50710
3 Shed	*PP	8X10	80	D	2009AV	7680	.40	4470
					OLD/AV	0		0
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	rate	value	value
		46.00	165	105	120	126	5800	5800