BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-080029.0000 RES
EE94 2026

sale

2023 KACI RENTALS LLC	2022-05-19	
2024 KACI RENTALS LLC	2022-05-19	
2025 KACI RENTALS LLC	2022-05-19	
2026 KACI RENTALS LLC	2022-05-19	ESPYS 1ST 16
712 S MAIN ST	3WD	
	$140,000	
KENTON OH 43326		

Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

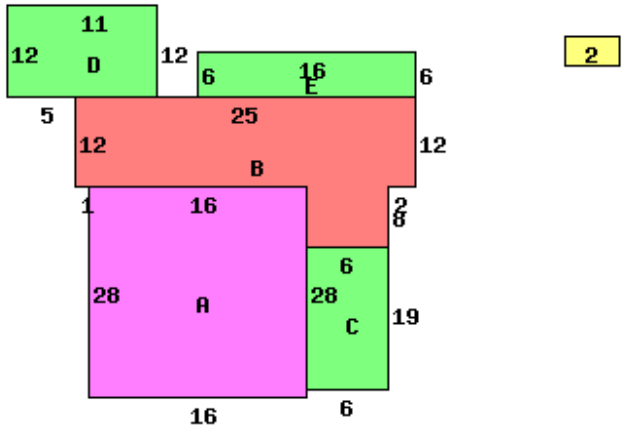
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5800	5800	5800	5800		5800	6660	6670
Bldg100%	55170	55170	55170	55170		55170	77940	77930
Totl100%	60970t	60970t	60970t	60970t		60970t	84600t	84600t
Cauv100%								
Tax Value:								
Land 35%	2030	2030	2030	2030		2030	2330	2330
Bldg 35%	19310	19310	19310	19310		19310	27280	27280
Totl 35%	21340t	21340t	21340t	21340t		21340t	29610t	29610t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	877.42	928.24	922.12	922.12	922.12			
Sp-Asmnt	21.02	30.41	30.41	30.41				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		448		a	*MAIN
1	F/C	A		348		b	ADDTN
	OFP	P		114	3420	c	PORCH
	DK	P		132	1980	d	PORCH
	PAT	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	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
2022	1420	16160	17580	821.22
2021	1420	16160	17580	824.22

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		

B 1 2 U A

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%	1.3700
Standard	1		
Extra 2 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1244		C-	1930AV	116170	.55		71620
2	Garage		20X20	400		D	2009AV	7680	.40		6310
3	Shed	*PP	8X10	80			OLD/AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		46.00	165	105	138	145	6670	6670

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