BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-080032.0000 RES
EE54 2026

sale

2023	KAHLER BOBBIE M	2019-05-03
2024	KAHLER BOBBIE M	2019-05-03
2025	KAHLER BOBBIE M	2019-05-03
2026	KAHLER BOBBIE M	2019-05-03 ESPYS 1ST S PT 18
	721 S DETROIT ST	1WD
		$23,900
	KENTON OH 43326	

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

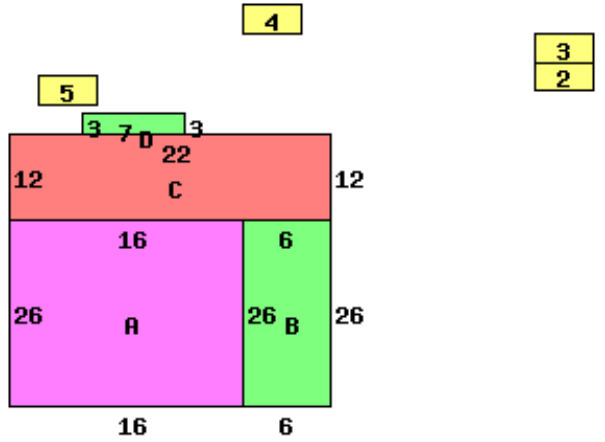
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6170	6170	6170	6170		6170	7060	7070
Bldg100%	53000	53000	53000	53000		53000	74860	74860
Totl100%	59170t	59170t	59170t	59170t		59170t	81910t	81930t
Cauv100%								
Tax Value:								
Land 35%	2160	2160	2160	2160		2160	2470	2470
Bldg 35%	18550	18550	18550	18550		18550	26200	26200
Totl 35%	20710t	20710t	20710t	20710t		20710t	28670t	28680t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	851.52	900.82	894.90	894.90	894.90			
Sp-Asmnt	20.77	30.22	30.22	30.22				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		416		a	*MAIN
	OFP	P		156	4680	b	PORCH
1	F/C	A		264		c	ADDTN
	STP	P		21	80	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
175	1	2019-05-03	KAHLER BOBBIE M	1WD		23900	4110	26140
395	1	2001-08-06	CORNISH DANIEL A	1DD		33000	4400	32340
949	1	1994-10-17	MABREY DAVID L	1DD		26500	0	23800
391	0	1988-05-31			*	0	0	18310
208	0	1986-04-01			*	17000	0	16800

Year	Land	Bldg	Total	Net Tax
2022	1510	11680	13190	616.14
2021	1510	11680	13190	618.40

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



721 S DETROIT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	680	87970
	Part Upper	FRAME	416	22960
	Subtotal			110930
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Air Conditioning	2090
Panelled Wall	X		Extra Features	4760
Floor/Pine	X	X	Total Value	117780
Floor/Carpet	X			
Number of Rooms	4	2	PUB SIDEWALK	
Bedrooms		2		
			Neighborhood:	
Central Heat	A		Code:	3600
FORCED AIR			Dwl/Gar/NC%	1.3700
Central A/C	A			
Plumbing				
Standard	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		1096		C-	OLD/GD	106000	.40	.20	69710
2	Garage		12X38	456		D	1991FR	8760	.70		3600
3	Garage		12X14	168		D	1995FR	3230	.65		1550
4	Shed	*PP		0			OLD/	0			0
5	P	*NV DK		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		54.00	136	95	138	131	7070	7070

Call Back: Sign: PSN Date: 2014-12-19 Lister: 06-080032.0000-v082020R