

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-080033.0000
GG30

RES
2025

sale

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

2022 ELSASSER NATASHA R	2004-11-03
2023 ELSASSER NATASHA R	2004-11-03
2024 ELSASSER NATASHA R	2004-11-03
2025 ELSASSER NATASHA R	2004-11-03 ESPYS 1ST E 1-3 26-28
123 W LYNN ST	LWD
KENTON OH 43326	\$50,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3970	5660	5660	5660	5670
Bldg100%	49030	54970	54970	54970	54960
Totl100%	53000t	60630t	60630t	60630t	60630t
Cauv100%					
Tax Value:					
Land 35%	1390	1980	1980	1980	1980
Bldg 35%	17160	19240	19240	19240	19240
Totl 35%	18550t	21220t	21220t	21220t	21220t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	866.54	872.48	923.02	916.94	
Sp-Asmnt	23.26	23.26	30.44	30.44	

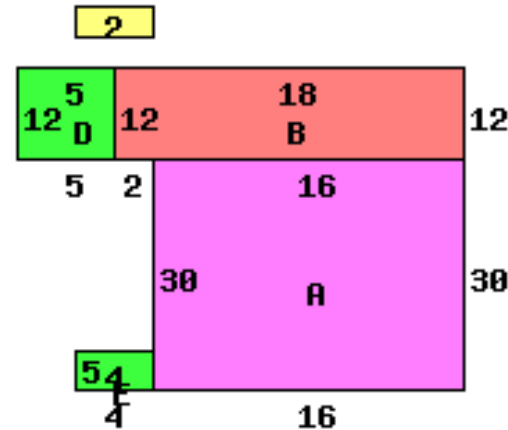
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		480		b	ADDTN
1 B	F	A		216		c	PORCH
	CPY	P		60	480	d	PORCH
	STP	P		60	240	e	PORCH
	CPY	P		20	160	f	PORCH
	STP	P		20	80		

#: 34 35 L/W
060800340000
060800350000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
713	1	2004-11-03	ELSASSER NATASHA R	LWD	50000	4060	37370
131	1	1996-03-26	DODDS MYRTLE	1CT *	0	4310	21400

Year	Land	Bldg	Total	Net Tax
2021	1390	17160	18550	869.70
2020	1390	17160	18550	755.40

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



123 W LYNN ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 696 90040
Full Upper	FRAME 480 41700
Basement	696 13180
Subtotal	144920
Shingle	Roof GABLE
Plaster/Drywall	X X Air Conditioning 2250
Panelled Wall	X Extra Features 960
Unfinished Wall	X Total Value 148130
Floor/Pine	X X
Number of Rooms	1 5 2 PUB SIDEWALK
Bedrooms	2 Neighborhood:
Central Heat	A Code: 3600
FORCED AIR	A Dwl/Gar/NC% .9700
Central A/C	A
Plumbing	
Standard	1

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	8X10	1176	OLD/AV	125910	.55		54960
2 Shed	*PP		80	1976FR	0			0
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	45.00	168	105	120	126	5670	5670	

Call Back:

Sign: PSN Date: 2014-11-18 Lister:

06-080033.0000-v082020R