BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-080033.0000 RES
GG30 2026

sale

2023 ELSASSER NATASHA R	2004-11-03	
2024 ELSASSER NATASHA R	2004-11-03	
2025 ELSASSER NATASHA R	2004-11-03	
2026 ELSASSER NATASHA R	2004-11-03	ESPYS 1ST E 1-3 26-28
123 W LYNN ST	1WD	
	$50,000	
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%	5660	5660	5660	5660		5660	6540	6530
Bldg100%	54970	54970	54970	54970		54970	77630	77620
Totl100%	60630t	60630t	60630t	60630t		60630t	84170t	84150t
Cauv100%								
Tax Value:								
Land 35%	1980	1980	1980	1980		1980	2290	2290
Bldg 35%	19240	19240	19240	19240		19240	27170	27170
Totl 35%	21220t	21220t	21220t	21220t		21220t	29460t	29450t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	872.48	923.02	916.94	916.94	916.94			
Sp-Asmnt	23.26	30.44	30.44	30.44				

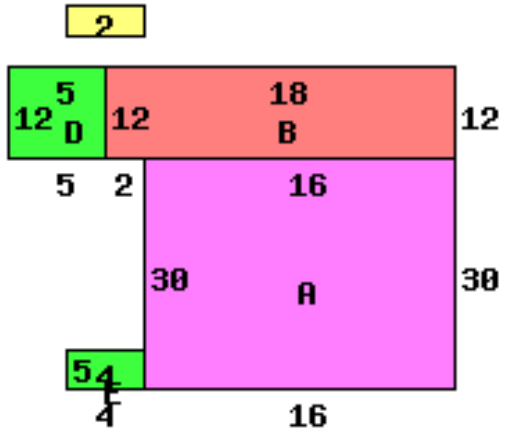
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		480		a	*MAIN
1 B	F	A		216		b	ADDTN
	CPY	P		60	480	c	PORCH
	STP	P		60	240	d	PORCH
	CPY	P		20	160	e	PORCH
	STP	P		20	80	f	PORCH

#: 34 35 L/W
060800340000
060800350000

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

Year	Land	Bldg	Total	Net Tax
2022	1390	17160	18550	866.54
2021	1390	17160	18550	869.70

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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	696	90040
	Full Upper	FRAME	480	41700
	Basement		696	13180
	Subtotal			144920
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	
Panelled Wall		X	
Unfinished Wall	X		
Floor/Pine		X	X
Number of Rooms	1	5	2
Bedrooms			2
Central Heat		A	
FORCED AIR			
Central A/C		A	
Plumbing			
Standard	1		

Air Conditioning		2250
Extra Features		960
Total Value		148130
PUB SIDEWALK		
Neighborhood:		
Code:		3600
Dwl/Gar/NC%		1.3700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1176		D+	OLD/AV	125910	.55		77620
2	Shed	*PP	8X10	80			1976FR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		45.00	168	105	138	145	6530	6530

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

06-080033.0000-v082020R