BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-080050.0000 RES
GG36 2026

sale

2023 COULSON REBECCA L	1999-07-02	
2024 COULSON REBECCA L	1999-07-02	
2025 COULSON REBECCA L	1999-07-02	
2026 COULSON REBECCA L	1999-07-02	ESPYS 1ST W PT 22
639 S DETROIT ST	1WD	
	$27,500	
KENTON OH 43326		

2028 OSBORN GEORGIANNA	2026-03-17	
639 S DETROIT ST	1WD	
KENTON OH 43326		

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

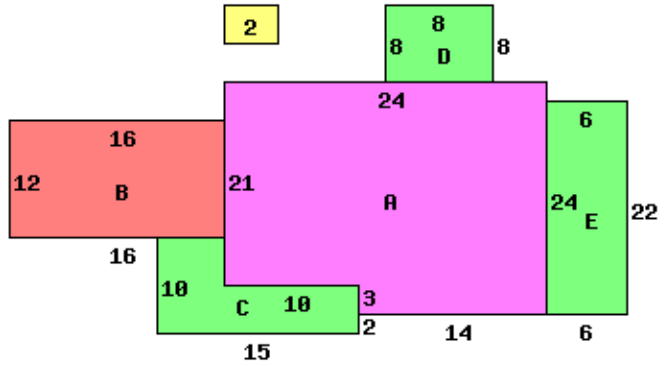
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3940	3940	3940	3940		3940	4540	4540
Bldg100%	48710	48710	48710	48710		48710	68800	68800
Totl100%	52660t	52660t	52660t	52660t		52660t	73340t	73340t
Cauv100%								
Tax Value:								
Land 35%	1380	1380	1380	1380		1380	1590	1590
Bldg 35%	17050	17050	17050	17050		17050	24080	24080
Totl 35%	18430t	18430t	18430t	18430t		18430t	25670t	25670t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	757.78	801.64	796.38	796.38	796.38			
Sp-Asmnt	20.83	29.59	29.59	29.59				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		546		a	*MAIN
1	F/C	A		192		b	ADDTN
	OFP	P		100	3000	c	PORCH
	DK	P		64	960	d	PORCH
	PAT	P		132	400	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
78	1	2026-03-17	OSBORN GEORGIANNA	1WD	44250	3940	48710
378	1	1999-07-02	COULSON REBECCA L	1WD	27500	2970	7600
779	1	1992-08-18		1WD	3000	0	11600

Year	Land	Bldg	Total	Net Tax
2022	970	13130	14100	658.66
2021	970	13130	14100	661.06

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



639 S DETROIT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	738	92770
	Part Upper	FRAME	546	28520
	Subtotal			121290
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Heating	-1650
Floor/Pine	X X	Extra Features	4360
Floor/Tile-Lino	X	Total Value	124000
Number of Rooms	4 2		
Bedrooms	2	PUB SIDEWALK	
Plumbing		Neighborhood:	
Standard	1	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	1H F/C		1284		C-	OLD/AV	111600	.55		68800
2	Pool	*PP		0			2019	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	53.5000	54.00	57	61	138	84	4540	4540

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

06-080050.0000-v082020R