BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-090001.0000 AGR
EE85 2026

sale

2023 CONKLE TIMOTHY E & JU	1997-04-30	
2024 CONKLE TIMOTHY E & JU	1997-04-30	
2025 CONKLE TIMOTHY E & JU	1997-04-30	
2026 CONKLE TIMOTHY E & JUDI	1997-04-30	LETSONS 3RD & SCHNEIDERS
856 & 860 S MAIN ST	3WD	4 & 82 .41A
	$120,000	
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	109	109	109	109	0	109	109	109
Acres	.4100	.4100	.4100	.4100	.4100			
Land100%	5170	5170	5170	5170		5170	7490	7490
Bldg100%	119230	119230	119230	119230		119230	220090	220080
Totl100%	124400t	124400t	124400t	124400t		124400t	227570t	227570t
Cauv100%	4800	4800	4800	4800		5170	7490	6810
Tax Value:								
Land 35%	1680	1680	1680	1680		1680	2380	2620
Bldg 35%	41730	41730	41730	41730		41730	77030	77030
Totl 35%	43410t	43410t	43410t	43410t		43410t	79410t	79650t
Hmstd35%	31060	31060	31060	31060		31060	67070	
Owner Oc	27.48	27.46	27.38	27.38	27.38	hmstd 1580 l	29480 b	
Hmstd RB								
Net Tax	1757.40	1860.76	1848.38	1848.38	1848.38			
Cauv Sav	7.48	5.34	5.66	5.62				
Sp-Asmnt	23.19	36.96	36.96	36.96				

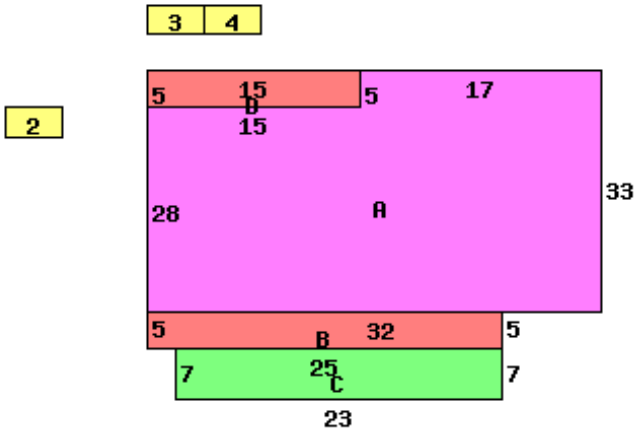
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		981		a	*MAIN
1	F/C	A		125		b	ADDTN
	OFP	P		161	4830	c	PORCH
1 B	F	A		75		d	ADDTN

#: 12.1-11 -042, L/W
061100420000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
226	3	1997-04-30	CONKLE TIMOTHY E & JUDIT	3WD	120000	8230	60110

Year	Land	Bldg	Total	Net Tax
2022	1380	38200	39580	1822.54
2021	1380	38200	39580	1829.30

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



856 S MAIN ST 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1181	104630
	Full Upper	FRAME	981	61850
	Basement		1056	19680
	Subtotal			186160
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Carpet		X			
Number of Rooms	4	3	4		
Bedrooms			4		
Fireplace					
Openings	1				
Stacks	1				
Central Heat		A			
HOT WATER					
Plumbing					
Standard	1				

Fireplaces	2000
Extra Features	4830
Total Value	192990
PUB PAVED ST/RD	
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		2162		C	1910VG	192990	.30		185080
2	RETAIL			964	60.09	C	1940AV	57930	.55		26070
3	Greenhouse	P 1	120X14	1680	2.50	C	2005AV	4200	.50		2100
4	Greenhouse	P	21X88	1848	2.50	C	2005AV	4620	.50		2310
5	Paving			8600	1.50	C	1970AV	12900	.65		4520

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	.1100	8740	960	2550	280
670	HSITE HOMESITE	.3000	21750	6530	21750	6530
		0.41		7490	(100%)	6810
				2620	(35%)	2380

CAUV # 1773

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