BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-090026.0000 RES
EE77 2026

sale

2023 419RENT LLC	2021-07-08	
2024 419RENT LLC	2021-07-08	
2025 419RENT LLC	2021-07-08	
2026 419RENT LLC	2021-07-08	LETSONS 3RD PT OL 116
1010 S MAIN ST	10	
	$320,000	
KENTON OH 43326		

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

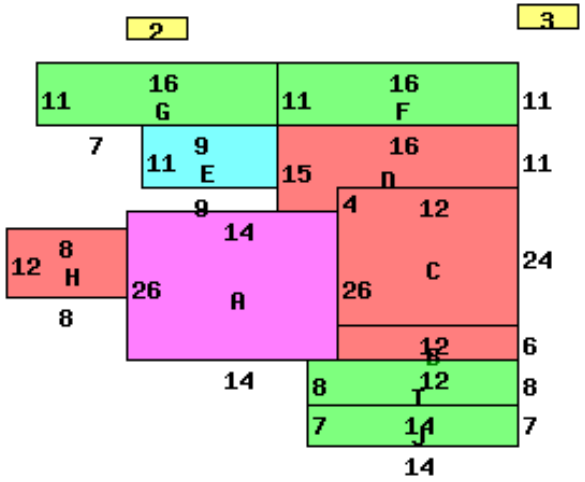
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6940	6940	6940	6940		6940	7970	7980
Bldg100%	56940	56940	56940	56940		56940	80400	80400
Totl100%	63890t	63890t	63890t	63890t		63890t	88370t	88380t
Cauv100%								
Tax Value:								
Land 35%	2430	2430	2430	2430		2430	2790	2790
Bldg 35%	19930	19930	19930	19930		19930	28140	28140
Totl 35%	22360t	22360t	22360t	22360t		22360t	30930t	30930t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	919.36	972.60	966.20	966.20	966.20			
Sp-Asmnt	31.13	40.60	30.60	30.60				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		364		a	*MAIN
1	F/C	A		72		b	ADDTN
1	F/C	A		288		c	ADDTN
1	F/C	A		192		d	ADDTN
04	F	O		99	1190	e	OTHER
	EFP	P		176	7040	f	PORCH
	PAT	P		176	530	g	PORCH
1	F/C	A		96		h	ADDTN
	EFP	P		112	4480	i	PORCH
	STP	P		98	390	j	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
323	10	2021-07-08	419RENT LLC	10		320000	4860	50370
352	6	2015-09-10	CMFH LLC	6WD	*	0	5060	35970
673	1	2007-12-12	HENSON COREY	1WD		24000	7260	54940
432	1	2007-08-17	DEUTSCHE BANK NATIONAL T	1		37000	7260	54940
172	1	2004-04-05	LONG JOHN	1WD		75000	6600	48940
578	1	2003-10-07	CENEX HOME EQUITY LLC	1DD		38333	6600	48940
541	1	2000-09-12	MANNS PATRICIA	1WD		75000	6570	42290
287	1	1993-04-16	EBERWEIN MARTIN K	1WD		44000	0	26830
1065	1	1989-12-15		1WD		27000	0	18630
130	0	1988-02-24			*	27000	0	18630

Year	Land	Bldg	Total	Net Tax
2022	1700	17630	19330	902.98
2021	1700	17630	19330	906.26

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



1010 S MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1012	101860
	Part Upper	FRAME	364	20600
	Subtotal			122460
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X		Air Conditioning	2450
Unfinished Wall	X		Plumbing	2100
Floor/Pine	X	X	Extra Features	13630
Number of Rooms	3	3	Total Value	140640
Bedrooms		3		
			PUB SIDEWALK	
Central Heat	A			
FORCED AIR			Neighborhood:	
Central A/C	A		Code:	3600
Plumbing			Dwl/Gar/NC%	1.3700
Standard	1			
Extra 3 Fixture	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		1376		C-	OLD/AV	126580	.55	.15	66330	
2	Garage		20X45	900		D	1940FR	17280	.70		7100	
3	Garage		20X24	480		C	1994AV	12720	.60		6970	CONCRET FL

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		55.00	165	105	138	145	7980	7980

Call Back: Sign: PSN Date: 2014-12-19 Lister: 06-090026.0000-v082020R