BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-090027.0000 RES
EE76 2026

sale

2023 COOK ALICE R	2007-11-27	
2024 COOK ALICE R	2007-11-27	
2025 COOK ALICE R	2007-11-27	
2026 COOK ALICE R	2007-11-27	LETSONS 3RD PT OL 116 117
1014 S MAIN ST	1CT	
	$0	
KENTON OH 43326		

2027 SWAVEL BRENDAN	2025-02-27	
1014 S MAIN ST	1WD	
KENTON OH 43326		

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

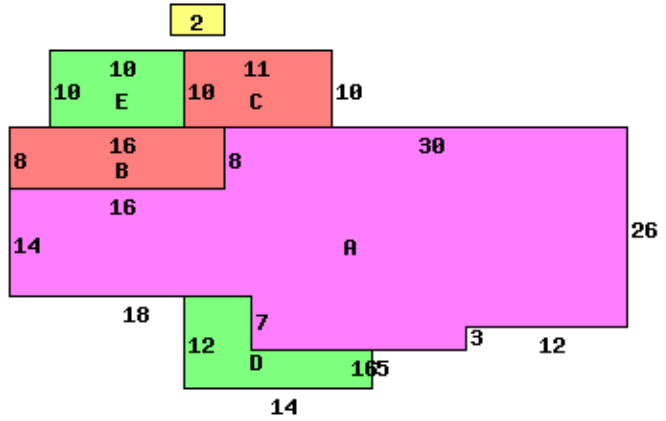
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8200	8200	8200	8200		8200	9430	9430
Bldg100%	65540	65540	65540	65540		65540	92570	92570
Totl100%	73740t	73740t	73740t	73740t		73740t	102000t	102000t
Cauv100%								
Tax Value:								
Land 35%	2870	2870	2870	2870		2870	3300	3300
Bldg 35%	22940	22940	22940	22940		22940	32400	32400
Totl 35%	25810t	25810t	25810t	25810t		25810t	35700t	35700t
Hmstd35%								
Owner Oc	22.84	22.82	22.76	22.76	22.76			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	669.42	682.26	662.84	662.84	662.84			
Sp-Asmnt	31.23	41.62	31.62	31.62				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1044		a	*MAIN
1	F/C	A		128		b	ADDTN
1	F/C	A		110		c	ADDTN
	PAT	P		105	320	d	PORCH
	EFP	P		100	4000	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
81	1	2025-02-27	SWAVEL BRENDAN	1WD	85000	8200	65540
470	1	2007-11-27	COOK ALICE R	1CT *	0	8570	35060

Year	Land	Bldg	Total	Net Tax
2022	2010	19060	21070	563.60
2021	2010	19060	21070	565.68

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



1014 S MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1282	105980
	Basement		252	4950
	Subtotal			110930
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall	D				
Panelled Wall	X				
Unfinished Wall		X			
Floor/Carpet		X			
Floor/Concrete			X		
Floor/Tile-Lino			L		
Number of Rooms		2	6		
Bedrooms			2		
Central Heat					A
FORCED AIR					
Central A/C					A
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Air Conditioning	2310
Plumbing	2100
Extra Features	4320
Total Value	119660
PUB SIDEWALK	
Neighborhood:	
Code:	3600
Dwl/Gar/NC%	1.3700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1282		C-	OLD/GD	107690	.40		88520
2	Garage		20X22	440		D	1970AV	8450	.65		4050

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		65.00	165	105	138	145	9430	9430

Call Back: Sign: PSN Date: 2014-12-09 Lister: