

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-090028.0000
EE79

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 PIFER CARMELLA	2018-09-19
2023 PIFER CARMELLA	2018-09-19
2024 PIFER CARMELLA	2018-09-19
2025 SHERMAN JENNA L & JACOB	2024-04-19 LETSONS 3RD PT OL 116 117
121 WALKER ST	1SD
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	5690	8200	8200	8200	8190
Land100%	46910	55630	66170	66170	66180
Bldg100%	52600t	63830t	74370t	74370t	74370t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1990	2870	2870	2870	2870
Bldg 35%	16420	19470	23160	23160	23160
Totl 35%	18410t	22340t	26030t	26030t	26030t
Hmstd35%			21340	21340	
Owner Oc				18.82	
Hmstd RB					
Net Tax	860.00	918.54	1132.24	1105.96	
Sp-Asmnt	42.32	42.32	51.68	31.68	

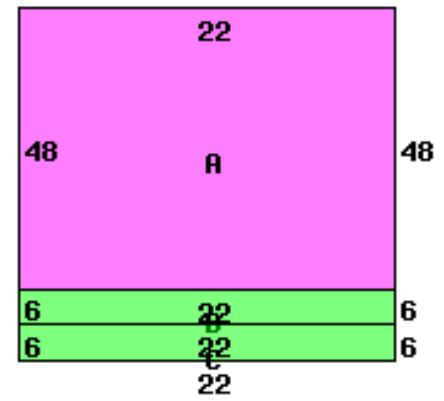
SHB+ 1 B	CONS F	TYPE EFP	FACT DK	SO-FT 1056	VALUE 5280	a *MAIN
				132	1980	b PORCH
						c PORCH

#: 29, L/W
060900290000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
143	1	2024-04-19	SHERMAN JENNA L & JACOB A	1SD	0	8200	55630
369	1	2018-09-19	PIFER CARMELLA	1WD *	0	5430	41170
276	1	2018-07-17	SECRETARY OF HOUSING URBA	1WD *	0	5430	41170
39	1	2018-02-01	JPMORGAN CHASE BANK NA	1SH	22000	5430	41170
499	1	2007-12-18	TRUMAN WILBUR J & VERONI	1SD *	0	5860	34540
345	1	2005-06-02	TRUMAN WILBUR J	1WD	73000	5860	31170
771	1	2004-11-23	WHITAKER RICHARD E & REB	1WD	31500	5860	31170
699	1	1999-11-19	QUALITY REAL ESTATE INVE	1WD	25000	5860	28170
28	1	1997-01-16	JOHN P TIMMERMAN COMPANY	1WD	30000	5860	25200
1077	2	1994-11-17	HARE ROBERT L JR & JULIA	2WD	20000	0	30310
245	1	1989-04-03		1UN *	0	0	30910

Year	Land	Bldg	Total	Net Tax
2021	1990	16420	18410	863.12
2020				749.70

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



121 WALKER ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1056 101590
	Basement	528 10070
	Subtotal	111660
Metal	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X	Air Conditioning 1950
Panelled Wall	X	Extra Features 7260
Unfinished Wall	X	Total Value 120870
Floor/Pine	X	
Floor/Carpet	X	PUB ALLEY
Number of Rooms	6	
Bedrooms	2	Neighborhood:
Central Heat	A	Code: 3600
FORCED AIR		Dwl/Gar/NC% .9700
Central A/C	A	
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1056			C	1920AV	120870	.55	Dpr	52760
2 STORAGE		29X92	2668	20.00	C	1920FR	53360	.80		10670
3 STORAGE		29X21	609	20.00	C	1920FR	12180	.80		2440
4 Lean-To		8X16	128		C	1920FR	1020	.70		310
front lot		acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value		
		63.00	178	108	120	130	8190	8190		