

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-090030.0000
EE73

COM
2025

sale

Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r

2022 SHAWN TOR LLC	2015-02-06
2023 SHAWN TOR LLC	2015-02-06
2024 SHAWN TOR LLC	2015-02-06
2025 MCCULLOUGH PROPERTIES L	2024-01-26 LETSONS 3RD PT OL 118
1022 S MAIN ST	LWD
KENTON OH 43326	\$37,500

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	499	499	499	499	499
Acres					
Land100%	14200	10800	10800	10800	10790
Bldg100%	12370	15000	15000	15000	14990
Totl100%	26570t	25800t	25800t	25800t	25780t
Cauv100%					
Tax Value:					
Land 35%	4970	3780	3780	3780	3780
Bldg 35%	4330	5250	5250	5250	5250
Totl 35%	9300t	9030t	9030t	9030t	9020t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	534.30	487.40	509.90	507.24	
Sp-Asmnt	132.65	132.65	138.67	128.67	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
32	1	2024-01-26	MCCULLOUGH PROPERTIES LLC	LWD	37500	10800	15000
56	1	2015-02-06	SHAWN TOR LLC	LWD	25000	13510	23230
20	1	1989-01-12		LWD	61720	0	28110
1056	1	1988-12-30		LWD	47300	0	28110

Year	Land	Bldg	Total	Net Tax
2021	4970	4330	9300	538.08
2020	4970	4330	9300	481.02

P r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



1022 S MAIN ST 43326

Neighborhood:
Code: 3600
Dwl/Gar/NC% .9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 OFFICE		FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
2 Garage	CB		1838	24.00	C	1923AV	30860	.80
						44110	.80	8820
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	130.00	70	69		120	83	10790	10790

Call Back: Sign: PSN Date: 2014-12-19 Lister: 06-090030.0000-v082020R