BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-090030.0000 COM
EE73 2026

sale

2023 SHAWNTOR LLC	2015-02-06	
2024 SHAWNTOR LLC	2015-02-06	
2025 MCCULLOUGH PROPERTIES	2024-01-26	
2026 MCCULLOUGH PROPERTIES L	2024-01-26	LETSONS 3RD PT OL 118
1022 S MAIN ST	1WD	
	$37,500	
KENTON OH 43326		

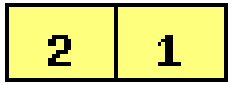
Eff Rate: – 53.98 — 56.47 — 56.17 — 56.17 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	499	499	499	499	499	499	499
Acres							
Land100%	10800	10800	10800	10800	10800	12940	12950
Bldg100%	15000	15000	15000	15000	15000	17970	17980
Totl100%	25800t	25800t	25800t	25800t	25800t	30910t	30930t
Cauv100%							
Tax Value:							
Land 35%	3780	3780	3780	3780	3780	4530	4530
Bldg 35%	5250	5250	5250	5250	5250	6290	6290
Totl 35%	9030t	9030t	9030t	9030t	9030t	10820t	10830t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	487.40	509.90	507.24	507.24			
Sp-Asmnt	132.65	138.67	128.67	128.67			

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

Year	Land	Bldg	Total	Net Tax
2022	4970	4330	9300	534.30
2021	4970	4330	9300	538.08

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



1022 S MAIN ST 43326

Neighborhood:	
Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	OFFICE			360	102.87	C	1923AV	30860	.80		7400
2	Garage	CB		1838	28.80	C	1923AV	44110	.80		10580

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		130.00	70	69	120	83	10790	12950

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