

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-090031.0000
KK01

COM
2025

sale

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

2022	SCIOTO VILLAGE PARTNE	1995-08-23			
2023	SCIOTO VILLAGE PARTNE	1995-08-23			
2024	SCIOTO VILLAGE PARTNE	1995-08-23			
2025	SCIOTO VILLAGE PARTNERS	1995-08-23	G-S PT 10-11 10-11		
	1037 S MAIN ST		2WD 8.623A		
	KENTON OH 43326		\$542,263		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	403	403	403	403	403
Acres	8.6230	8.6230	8.6230	8.6230	
Land100%	63140	78310	78310	78310	65470
Bldg100%	628540	461570	461570	461570	327080
Totl100%	691690t	539890t	539890t	539890t	392550t
Cauv100%					
Tax Value:					
Land 35%	22100	27410	27410	27410	22910
Bldg 35%	219990	161550	161550	161550	114480
Totl 35%	242090t	188960t	188960t	188960t	137390t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	13908.44	10199.34	10670.20	10614.42	
Sp-Asmnt	803.42	803.42	811.38	781.38	

060900320000							
060900330000							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
804	2	1995-08-23	SCIOTO VILLAGE PARTNERSH	2WD	542263	80000	844310
Year	Land	Bldg	Total	Net Tax			
2021	22100	219990	242090	14006.78			
2020	22560	219920	242480	12541.64			

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025

ben acres / % factor



1037 S MAIN ST 43326

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

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 APTS	*	FtxFt	Area	Cond	Value	Dpr	Dpr	Value
2 Garage		24X24	50	1975AV	1494360	.65	.40	313820
3 Paving			576	1975AV	13820	.80		2760
			35000	1988AV	52500	.80		10500
site value	acres/	effective	depth	actual	effective	extended	true	
site value	frontage	frontage	depth	rate	rate	value	value	
other			factor	5000		31740	31740	
						33730	33730	