

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-090036.0000  
KK02

COM  
2025

sale

2022 SCIOTO VILLAGE PHASE  
2023 SCIOTO VILLAGE PHASE  
2024 SCIOTO VILLAGE PHASE  
2025 SCIOTO VILLAGE PHASE II  
1037 S MAIN ST  
KENTON OH 43326

G-S PT OL 9-11 5.447A

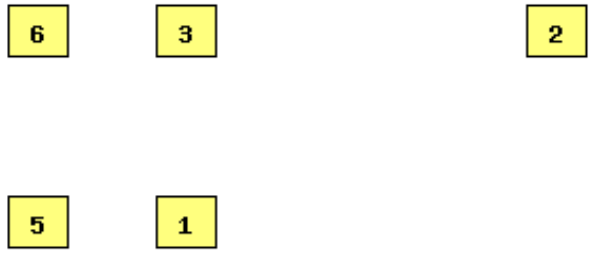
\$0

Eff Rate:-	57.45	53.98	56.47	56.17	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	403	403	403	403	403
Acres	5.4500	5.4500	5.4500	5.4500	
Land100%	41340	51260	51260	51260	51250
Bldg100%	522340	563460	484400	484400	484410
Totl100%	563690t	614710t	535660t	535660t	535660t
Cauv100%					
Tax Value:					
Land 35%	14470	17940	17940	17940	17940
Bldg 35%	182820	197210	169540	169540	169540
Totl 35%	197290t	215150t	187480t	187480t	187480t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	11334.62	11612.98	10586.64	10531.28	
Sp-Asmnt	756.90	756.90	801.36	781.36	

060900600000

Year	Land	Bldg	Total	Net Tax
2021	14470	182820	197290	11414.76
2020	14470	182820	197290	10204.30

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



1037 S MAIN ST 43326

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

Bldg Type	SHB+Cons	DixHt	Unit	Area	Rate	Grade	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt					Cond	Value	Dpr	Dpr	Value
1 APTS 1	8UNI			5048	37.54	C	1979FR	189500	.55	.25	63960
2 APTS 2	*NV30UNI			26880		C	1979FR	0			0
3 APTS 3	8UNI			9504	37.54	C	1979FR	356780	.55	.25	120410
4 Paving				21000	1.50	C	1979AV	31500	.80		6300
5 APTS	6UNI			5796	37.54	C	2017AV	217580	.10	.25	146870
6 APTS	6UNI			5796	37.54	C	2017AV	217580	.10	.25	146870

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.6000				20000		32000	32000
site value	3.8500				5000		19250	19250