BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-090037.0000 RES
HH43 2026

## sale

| | | |
|---|---|---|
| 2023 HOLBROOK KENNETH G | 2009-01-16 | |
| 2024 HOLBROOK KENNETH G | 2009-01-16 | |
| 2025 HOLBROOK KENNETH G | 2009-01-16 | |
| 2026 HOLBROOK KENNETH G | 2009-01-16 | G-S 50 PT 9 |
| 901 S WAYNE ST | 1WD | |
| | $82,500 | |
| KENTON OH 43326 | | |

## Eff Rate: – 53.98 — 47.03 — 46.74 — 46.74 — a/r

| | 2023 | 2024 | 2025 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|
| Tax Year | | | | | | | |
| Prop Cls | 499 | 510 | 510 | 510 | 510 | 530 | 530 |
| Acres | 2.4900 | 2.4900 | 2.4900 | 2.4900 | | | |
| Land100% | 19460 | 19460 | 19460 | 19460 | 19460 | 21710 | 21720 |
| Bldg100% | 136140 | 90660 | 90660 | 90660 | 90660 | 328510 | 328500 |
| Totl100% | 155600t | 110110t | 110110t | 110110t | 110110t | 350230t | 350220t |
| Cauv100% | | | | | | | |
| Tax Value: | | | | | | | |
| Land 35% | 6810 | 6810 | 6810 | 6810 | 6810 | 7600 | 7600 |
| Bldg 35% | 47650 | 31730 | 31730 | 31730 | 31730 | 114980 | 114970 |
| Totl 35% | 54460t | 38540t | 38540t | 38540t | 38540t | 122580t | 122580t |
| Hmstd35% | 31430 | | | | | | |
| Owner Oc | 34.04 | | | | | | |
| Hmstd RB | | | | | | | |
| Net Tax | 2905.50 | 1676.38 | 1665.34 | 1665.34 | | | |
| Sp-Asmnt | 254.88 | 50.08 | 40.08 | 40.08 | | | |

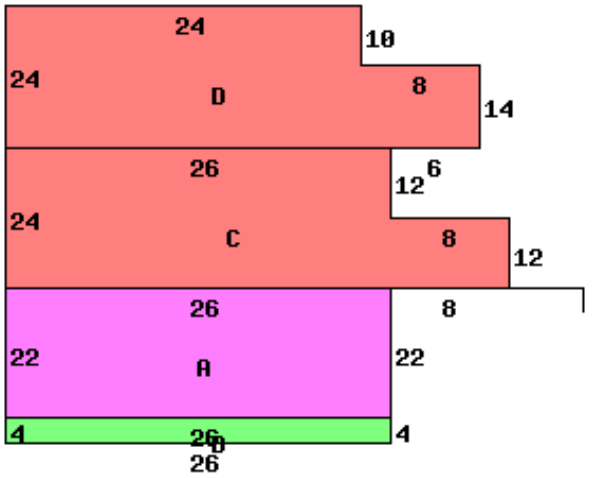
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F | M | | 572 | | a | *MAIN |
| | OFP | P | | 104 | 3120 | b | PORCH |
| 1 | F/S | A | | 720 | | c | ADDTN |
| 1 | F/S | A | | 688 | | d | ADDTN |

this parcel also has the addresses of 901 rear and 901A

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 28 | 1 | 2009-01-16 | HOLBROOK KENNETH G | 1WD | * | 82500 | 12230 | 35490 |
| 759 | 1 | 2006-12-26 | HOLBROOK EDWARD L & LOIS | 1SD | | 80000 | 7110 | 0 |
| 153 | 1 | 2006-03-17 | HOLBROOK KENNETH G | 1WD | | 20000 | 7110 | 0 |
| 327 | 1 | 2001-07-23 | HARDIN COUNTY HUMANE SOC | 1QC | * | 0 | 7110 | 0 |
| 503 | 1 | 1995-06-09 | JOHNSON WALTER THOMAS | QC | * | 0 | 15910 | 0 |
| 750 | 0 | 1986-09-15 | | | * | 5000 | 0 | 15000 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 5970 | 36920 | 42890 | 2443.84 |
| 2021 | 5970 | 36920 | 42890 | 2461.16 |

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




901-901A S WAYNE ST

Occupancy 3 Tri-plex

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1980 | 136480 |
| | Subtotal | | | 136480 |

B 1 2 U A

| | | | | |
|---|---|---|---|---|
| Plaster/Drywall | D | 2 / | Extra Living Units | 7000 |
| Floor/Carpet | X | | Plumbing | 4200 |
| Number of Rooms | 3 | | Extra Features | 3120 |
| Bedrooms | 3 | | Total Value | 150800 |
| Central Heat | A | | | |
| | | | Neighborhood: | |
| Plumbing | | | Code: | 3600 |
| Standard | 1 | | Dwl/Gar/NC% | 1.3700 |
| Extra 3 Fixture | 2 | | | |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1 F | | 1980 | | D | 2006AV | 137530 | .16 | | 158270 |
| 5 | Shed | *PP | 10X14 | 140 | | | OLD/ | 0 | | | 0 |
| 6 | Shed | *PP | 8X16 | 128 | | | OLD/ | 0 | | | 0 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 17250 | 17250 | 17250 | 17250 |
| site value | 1.4900 | | | | | | 4470 | 4470 |

Call Back: Sign: PSN Date: 2015-05-07 Lister:

06-090037.0000-v082020R