

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-090038.0000
HH51

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 JACK OF ALL LLC	2021-08-10
2023 JACK OF ALL LLC	2021-08-10
2024 JACK OF ALL LLC	2021-08-10
2025 CONNER JORDAN	2024-11-08 LETSONS 49
850 S WAYNE ST	2WD
KENTON OH 43326	\$153,000

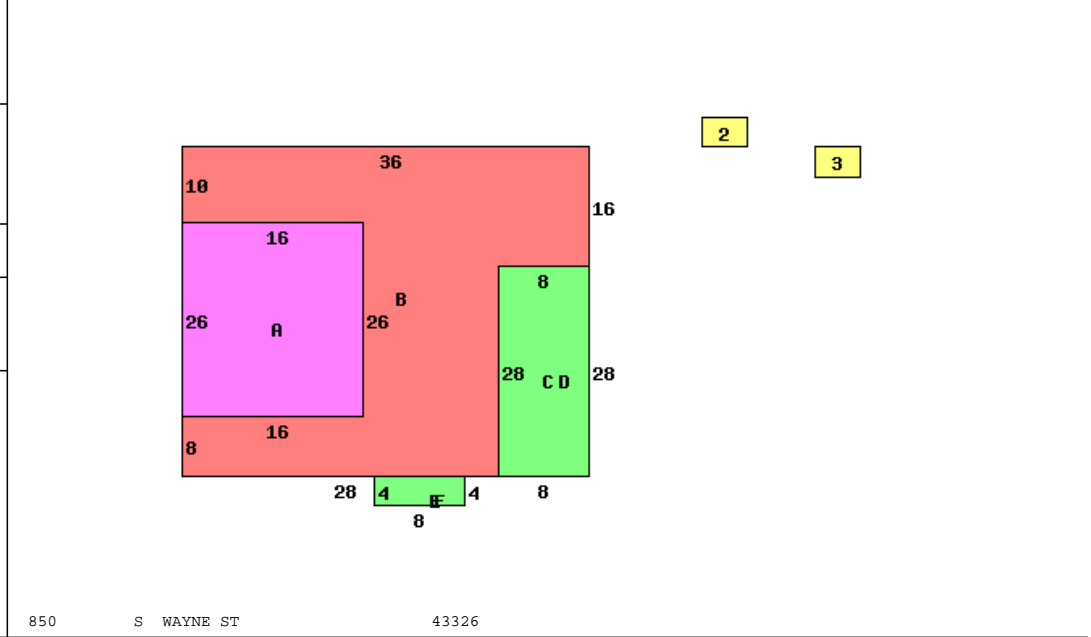
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	5060	7200	7200	7200	7190
Land100%	43630	49660	49660	49660	49670
Bldg100%	48690t	56860t	56860t	56860t	56860t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1770	2520	2520	2520	2520
Bldg 35%	15270	17380	17380	17380	17380
Totl 35%	17040t	19900t	19900t	19900t	19900t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	796.00	818.22	865.60	859.88	
Sp-Asmnt	66.79	20.98	194.26	209.34	

SHB+ 1H	CONS F/C	TYPE M	FACT	SQ-FT 416	VALUE	a *MAIN
1	F/C	A		944		b ADDTN
	RFX	P		224	2240	c PORCH
	PAT	P		224	670	d PORCH
	CAN	P		32	260	e PORCH
	DK	P		32	480	f PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
499	2	2024-11-08	CONNER JORDAN	2WD	153000	7200	49660
402	2	2021-08-10	JACK OF ALL LLC	2WD *	24000	5060	43630
500	2	2020-10-30	THOMAS TODD	2WD *	27000	4830	34310
394	2	2020-09-30	SCOTT KRYSTOL L	1QC *	0	4830	34310
392	1	2020-09-30	SCOTT KRYSTOL LYNN ETAL	1CT *	0	4830	34310
316	1	2020-08-11	SCOTT KRYSTOL LYNN ETAL	1CT *	0	4830	34310
313	1	2020-08-11	COOPER BETTY LOU	1CT *	0	4830	34310

Year	Land	Bldg	Total	Net Tax
2021	1770	15270	17040	798.90
2020	1770	15270	17040	677.24

Project		ben acres	%	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025
540	DELO SEWER - KENTON CORP			XA/2025
539	DELO WATER - KENTON CORP			XA/2025
642	TRASH-KENTON CITY			XA/2025



850 S WAYNE ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1360 108170
	Part Upper	FRAME	416 22960
	Subtotal		131130
Metal	Roof	GABLE	
Plaster/Drywall	D D	Extra Features	3650
Panelled Wall	X X	Total Value	134780
Floor/Carpet	X X		
Floor/Tile-Lino	L L	PUB ALLEY	
Number of Rooms	4 2		
Bedrooms	2 2	Neighborhood:	
Central Heat	A	Code:	3600
FORCED AIR		Dwl/Gar/NC%	.9700
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	1776		C	OLD/FR	134780	.65	Dpr	45760
2 Garage		20X24	480	C	1953AV	11520	.65	Dpr	3910
3 Shed	*PP F	8X10	0		1997	0		Dpr	0
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
		66.00	125	91	120	109	7190	7190	

Call Back: Sign: PSN Date: 2015-05-07 Lister: 06-090038.0000-v082020R