

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-090038.0000
HH51

RES
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

| | |
|----------------------------|-----------------------|
| 2020 COOPER JAMES J & BETT | |
| 2021 THOMAS TODD | 2020-10-30 |
| 2022 JACK OF ALL LLC | 2021-08-10 |
| 2023 JACK OF ALL LLC | 2021-08-10 LETSONS 49 |
| 850 S WAYNE ST | 2WD |
| | \$24,000 |
| KENTON OH 43326 | 12.1-05-09-038 |

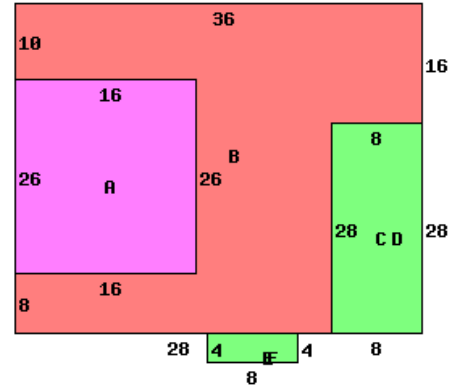
| | | | | | |
|------------|--------|--------|--------|--------|--------|
| Tax Year | 2020 | 2021 | 2022 | 2023 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 5060 | 5060 | 5060 | 7200 | 7190 |
| Bldg100% | 43630 | 43630 | 43630 | 49660 | 49670 |
| Totl100% | 48690t | 48690t | 48690t | 56860t | 56860t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 1770 | 1770 | 1770 | 2520 | 2520 |
| Bldg 35% | 15270 | 15270 | 15270 | 17380 | 17380 |
| Totl 35% | 17040t | 17040t | 17040t | 19900t | 19900t |
| Hmstd35% | | | | | |
| Owner Oc | 16.66 | | | | |
| Hmstd RB | | | | | |
| Net Tax | 677.24 | 798.90 | 796.00 | 818.22 | |
| Sp-Asmnt | 20.98 | 20.98 | 66.79 | 20.98 | |

| | | | | | | |
|---------|----------|--------|--------|-----------|------------|---------|
| SHB+ 1H | CONS F/C | TYPE M | FACT A | SQ-FT 416 | VALUE 2240 | 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 |
|-------|----|------------|-------------------------|---------------|--------|---------|---------|
| 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 |
|------|------|-------|-------|---------|
| 2019 | 1690 | 12010 | 13700 | 525.54 |
| 2018 | 1690 | 12010 | 13700 | 526.08 |

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



2
3

850 S WAYNE ST 43326

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

| 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 | |