BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-090051.0000 RES
HH141 2026

sale

2023 ZIEGLER DIANNA J	2011-09-14	
2024 ZIEGLER DIANNA J	2011-09-14	
2025 ZIEGLER DIANNA J	2011-09-14	
2026 ZIEGLER DIANNA J	2011-09-14	LETSONS 43
855 S MAIN ST	1CT	PT VAC ALLEY
	$0	
KENTON OH 43326		

Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7000	7140	7140	7140		7140	8170	8180
Bldg100%	104140	104140	104140	104140		104140	145310	145310
Totl100%	111140t	111290t	111290t	111290t		111290t	153490t	153490t
Cauv100%								
Tax Value:								
Land 35%	2450	2500	2500	2500		2500	2860	2860
Bldg 35%	36450	36450	36450	36450		36450	50860	50860
Totl 35%	38900t	38950t	38950t	38950t		38950t	53720t	53720t
Hmstd35%	38900	38900						
Owner Oc	34.42	34.38	34.34	34.34	34.34			
Hmstd RB								
Net Tax	1565.02	1659.84	1648.72	1648.72	1648.72			
Sp-Asmnt	22.09	35.50	35.50	35.50				

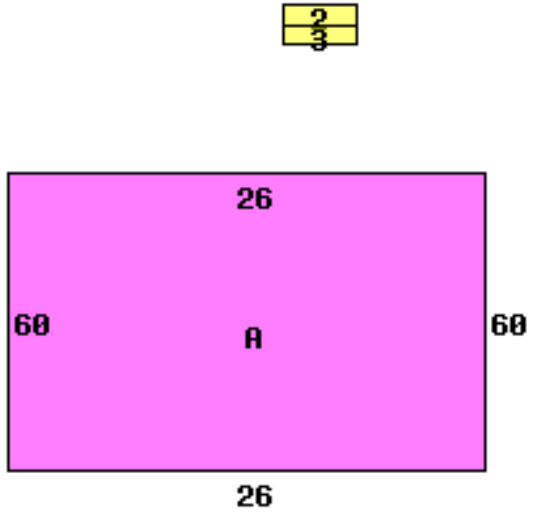
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1	F/C	M		1560	a	*MAIN

pt vacated alley put on for 2024 duplicate

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
366	1	2011-09-14	ZIEGLER DIANNA J	1CT *	0	7770	34690
260	0	1988-04-11		*	21000	0	20310

Year	Land	Bldg	Total	Net Tax
2022	1710	34900	36610	1675.12
2021	1710	34900	36610	1681.36

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



855 S MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1560	122570
	Subtotal			122570
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Plumbing	1400
Floor/Carpet	X	Total Value	123970
Number of Rooms	4		
Bedrooms	2	PUB SIDEWALK	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3600
Plumbing		Dwl/Gar/NC%	1.3700
Standard	1		
Extra 2 Fixture	1		

	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/C		1560		D+	2014AV	105380	.08		132820
2	Garage		26X40	1040		D	OLD/FR	19970	.70		8210
3	P	OFP	15X32	480		D+	OLD/AV	12240	.65		4280

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		62.00	140	96	138	132	8180	8180

Call Back: Sign: PSN Date: 2015-05-07 Lister: 06-090051.0000-v082020R