BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-090054.0000 RES
EE72 2026

sale

2023 FLINN WILLIAM T		2016-11-16
2024 FLINN WILLIAM T		2016-11-16
2025 FLINN WILLIAM T		2016-11-16
2026 FLINN WILLIAM T		2016-11-16 LETSONS 3RD E PT 113
120 WALKER ST		1WD
		$71,400
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%	5170	5170	5170	5170		5170	5940	5940
Bldg100%	72200	72200	72200	72200		72200	101970	101980
Totl100%	77370t	77370t	77370t	77370t		77370t	107910t	107920t
Cauv100%								
Tax Value:								
Land 35%	1810	1810	1810	1810		1810	2080	2080
Bldg 35%	25270	25270	25270	25270		25270	35690	35690
Totl 35%	27080t	27080t	27080t	27080t		27080t	37770t	37770t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1113.44	1177.92	1170.14	1170.14	1170.14			
Sp-Asmnt	31.36	41.99	31.99	31.99				

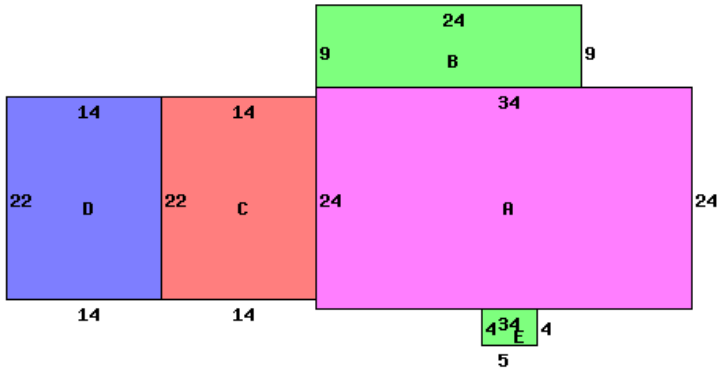
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		816		a	*MAIN
	CVP	P		216	4970	b	PORCH
1	F/C	A		308		c	ADDTN
	F	G		308	7390	d	GRAGE
	STP	P		20	80	e	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
515	1	2016-11-16	FLINN WILLIAM T	1WD		71400	3770	55600
20	1	2013-01-18	MUSTAIN GEORGE THOMAS &	1WD	*	0	3770	61770
75	1	1995-01-30	MUSTAIN LOIS GRACE	1QC	*	0	0	33400
1077	2	1994-11-17	HARE ROBERT L JR & JULIA	2WD		20000	0	33400
245	1	1989-04-03		1UN	*	0	0	30310

Year	Land	Bldg	Total	Net Tax
2022	1280	22330	23610	1102.90
2021	1280	22330	23610	1106.92

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



120 WALKER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1124	103730
	Subtotal			103730
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Air Conditioning	1990
Panelled Wall	X	Garages and Carports	7390
Floor/Hardwood	X	Extra Features	5050
Floor/Carpet	X	Total Value	118160
Floor/Tile-Lino	L		
Number of Rooms	6	PUB ALLEY	
Bedrooms	4		
		Neighborhood:	
Central Heat	A	Code:	3600
FORCED AIR		Dwl/Gar/NC%	1.3700
Central A/C	A		
Plumbing			
Standard	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		1124		C-	1950VG	106340	.30		101980

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	77	72	138	99	5940	5940

Call Back: Sign: PSN Date: 2014-12-19 Lister: 06-090054.0000-v082020R