

BUCK TWP
SOUTH KENTON CORP

00060

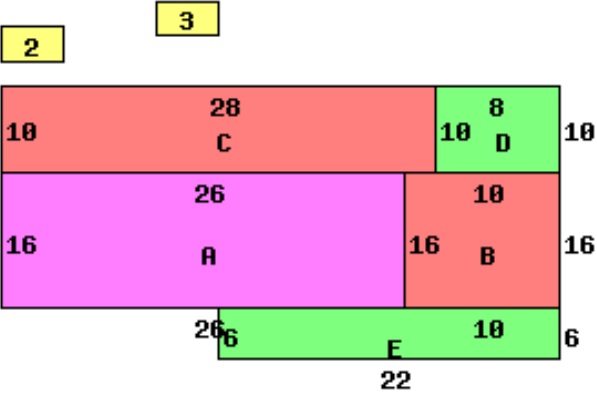
Hardin County, Ohio
Michael T. Bacon, Auditor

06-100013.0000
P115

RES
2025

sale		Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r			
2022 WBML PROPERTIES LLC	2018-05-02	Tax Year	2022	2023	2024
2023 WBML PROPERTIES LLC	2018-05-02	Prop Cls	510	510	510
2024 WBML PROPERTIES LLC	2018-05-02	Acres			
2025 WBML PROPERTIES LLC	2018-05-02 LETSONS E 1/2 5	Land100%	3400	4800	4800
444 S WAYNE ST	1WD	Bldg100%	32740	45630	45630
	\$30,000	Totl100%	36140t	50430t	50430t
KENTON OH 43326		Cauv100%			
		Tax Value:			
		Land 35%	1190	1680	1680
		Bldg 35%	11460	15970	15970
		Totl 35%	12650t	17650t	17650t
		Hmstd35%			
		Owner 0c			
		Hmstd RB			
		Net Tax	590.92	725.72	767.72
				762.66	
		Sp-Asmnt	20.77	310.83	366.40
				29.42	

SHB+ 1 BQ 1 B 1	CONS F F/C EFP OFP	TYPE M A A P P	FACT	SQ-FT 416 160 280 80 132	VALUE 3200 3960	a b c d e	*MAIN ADDTN ADDTN PORCH PORCH
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
193	1	2018-05-02	WBML PROPERTIES LLC	1WD	30000	3230	26600
65	1	2016-03-04	SCHMELZER JOSEPH E & KATI	1SD	24000	3540	29510
188	1	2011-05-20	BURCHIEL JAMES	1SH *	13000	3170	32710
131	1	2001-03-21	BAUGHMAN GERALD E & BECK	1WD	23923	2690	22830
435	1	1996-07-18	BAUGHMAN GERALD E II & T	1WD	23678	2800	23000
355	1	1993-05-04	MANNS BRIAN D & ROBIN S	1WD	26000	0	11910
1174	1	1992-12-22		1WD	14500	0	11910
227	1	1992-02-16		1WD	17000	0	11910
521	1	1991-07-02		1UN *	5500	0	11910
Year	Land	Bldg	Total	Net Tax			
2021	1190	11460	12650	593.08			
2020	1190	11460	12650	515.12			
p r o j e c t				ben acres	/ %	factor	
902 MAIN DISTRICT CONSERVANCY				XA/2025			
500 HARDIN COUNTY LANDFILL				XA/2025			



Occupancy 1 Single Family		*DWELLING COMPUTATIONS		Sq-Ft		Value			Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
Story Height	1Q								1 DWELLING	1 BQF		856					104570	.55		45640
Floor Level		Main	FRAME		856	97570			2 Shed	*PP	8X10	80			OLD/AV		0			0
		Qtr Story	FRAME		416	7330			3 Shed	*PP	8X10	80			2010AV		0			0
		Basement			576	10960									OLD/		0			0
		Subtotal				115860														
Slate		Roof	GABLE						front lot	acres/	effective	depth	depth	actual	effective	extended	true			
		B 1 2 U A								frontage	frontage	60.00	66	67	120	80	4800	4800		
Plaster/Drywall		X	X		Extra Features	7160														
Unfinished Wall		X			Total Value	123020														
Floor/Pine		X	X																	
Floor/Carpet		X	X		PUB SIDEWALK															
Floor/Concrete		X																		
Floor/Tile-Lino		X			Neighborhood:															
Number of Rooms		1 4	2		Code:	3600														
Bedrooms		1	2		Dwl/Gar/NC%	.9700														
Central Heat		A																		
FORCED AIR																				
Plumbing																				
Standard		1																		