

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
2023 WBML PROPERTIES LLC	2018-05-02
2024 WBML PROPERTIES LLC	2018-05-02
2025 WBML PROPERTIES LLC	2018-05-02 LETSONS E 1/2 5
444 S WAYNE ST	LWD
KENTON OH 43326	\$30,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	3400	4800	4800	4800	4800
Land100%	32740	45630	45630	45630	45640
Bldg100%	36140t	50430t	50430t	50430t	50440t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	1190	1680	1680	1680	1680
Bldg 35%	11460	15970	15970	15970	15970
Totl 35%	12650t	17650t	17650t	17650t	17650t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	590.92	725.72	767.72	762.66	
Sp-Asmnt	20.77	310.83	366.40	29.42	

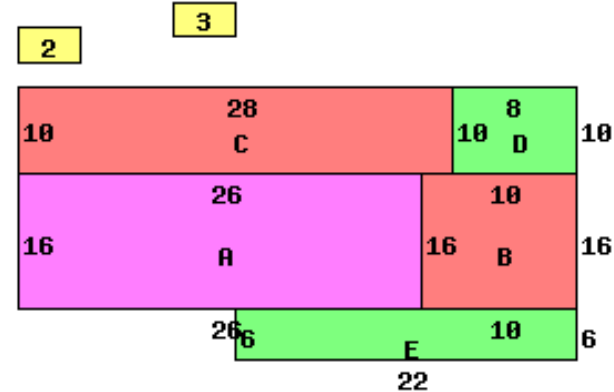
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 BQ	F	M		416			
1 B	F	A		160			b ADDTN
1	F/C	A		280			c ADDTN
	EPF	P		80	3200		d PORCH
	OPF	P		132	3960		e PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
193	1	2018-05-02	WBML PROPERTIES LLC	LWD	30000	3230	26600
65	1	2016-03-04	SCHMELZER JOSEPH E & KATI	LSD	24000	3540	29510
188	1	2011-05-20	BURCHIEL JAMES	LSH *	13000	3170	32710
131	1	2001-03-21	BAUGHMAN GERALD E & BECK	LWD	23923	2690	22830
435	1	1996-07-18	BAUGHMAN GERALD E II & T	LWD	23678	2800	23000
355	1	1993-05-04	MANN'S BRIAN D & ROBIN S	LWD	26000	0	11910
1174	1	1992-12-22		LWD	14500	0	11910
227	1	1992-02-16		LWD	17000	0	11910
521	1	1991-07-02		LUN *	5500	0	11910

Year	Land	Bldg	Total	Net Tax
2021	1190	11460	12650	593.08
2020	1190	11460	12650	515.12

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025

ben acres / % factor



444 S WAYNE ST 43326

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1Q			Sq-Ft	Value
Floor Level		Main	FRAME	856	97570
		Qtr Story	FRAME	416	7330
		Basement		576	10960
		Subtotal			115860
Slate		Roof	GABLE		
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			

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 BQF			Cond	Value	Dpr	Dpr	Value
2 Shed	*PP	8X10	80	2010AV	0			0
3 Shed	*PP	8X10	80	OLD/	0			0
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	factor	rate	rate	value	value
		60.00	66	67	120	80	4800	4800