BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100013.0000 RES
P115 2026

sale

2023 WBML PROPERTIES LLC	2018-05-02	
2024 WBML PROPERTIES LLC	2018-05-02	
2025 WBML PROPERTIES LLC	2018-05-02	
2026 WBML PROPERTIES LLC	2018-05-02	LETSONS E 1/2 5
444 S WAYNE ST	1WD	
	$30,000	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

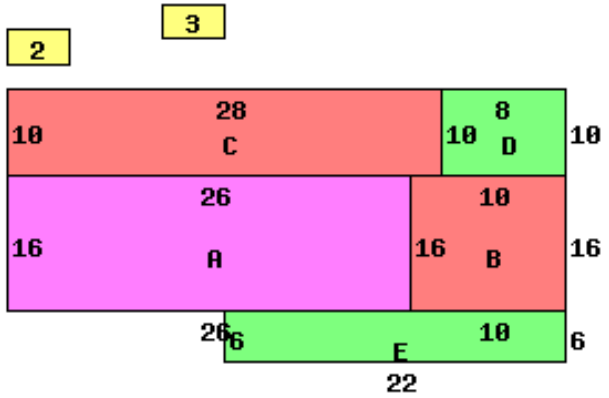
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4800	4800	4800	4800		4800	5510	5520
Bldg100%	45630	45630	45630	45630		45630	64460	64470
Totl100%	50430t	50430t	50430t	50430t		50430t	69970t	69990t
Cauv100%								
Tax Value:								
Land 35%	1680	1680	1680	1680		1680	1930	1930
Bldg 35%	15970	15970	15970	15970		15970	22560	22560
Totl 35%	17650t	17650t	17650t	17650t		17650t	24490t	24500t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	725.72	767.72	762.66	762.66	762.66			
Sp-Asmnt	310.83	366.40	29.42	29.42				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BQ	F	M		416		a	*MAIN
1 B	F	A		160		b	ADDTN
1	F/C	A		280		c	ADDTN
	EFP	P		80	3200	d	PORCH
	OFP	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	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
2022	1190	11460	12650	590.92
2021	1190	11460	12650	593.08

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



444 S WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

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

	B	1	2	U	A		
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%	1.3700
Central Heat		A					
FORCED AIR							
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 BQF		856		D+	OLD/AV	104570	.55		64470
2	Shed	*PP	8X10	80			2010AV	0			0
3	Shed	*PP	8X10	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	66	67	138	92	5520	5520

Call Back: Sign: PSN Date: 2015-01-13 Lister: