BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100018.0000 RES
HH17.01 2026

sale

2023 MANNS MICHAEL E & TAM	2022-12-13	
2024 HORNE REXAL M	2023-04-04	
2025 HORNE REXAL M	2023-04-04	
2026 HORNE REXAL M	2023-04-04	10040 10292 SOUTH KENTON
S WAYNE ST	1WD	ADDITION
	$0	

Orig Tax Year 2023
Parent: 06-100021.0000

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

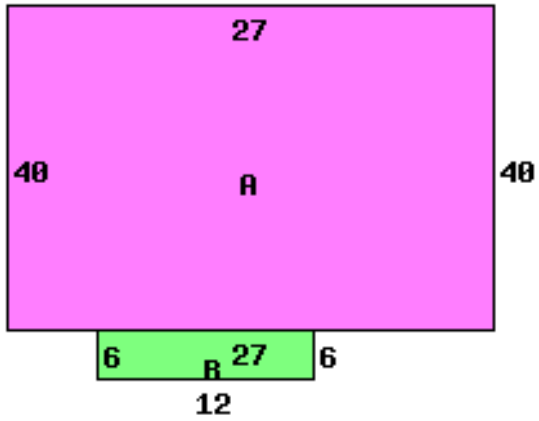
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6910	6910	6910	6910		6910	7910	7920
Bldg100%			75510	75510		75510	107710	107720
Totl100%	6910t	6910t	82430t	82430t		82430t	115630t	115640t
Cauv100%								
Tax Value:								
Land 35%	2420	2420	2420	2420		2420	2770	2770
Bldg 35%			26430	26430		26430	37700	37700
Totl 35%	2420t	2420t	28850t	28850t		28850t	40470t	40470t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	99.50	105.26	1246.62	1246.62	1246.62			
Sp-Asmnt		6.74	6.74	6.74				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1080		a	*MAIN
	DK	P		72	1080	b	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
137	1	2023-04-04	HORNE REXAL M	1WD *	0	4860	0
648	1	2022-12-13	MANNS MICHAEL E & TAMMY S	1SD	8000	0	0
41	2	2008-01-28	DRUMM KENNETH EUGENE	2WD	30000	4230	0
331	2	2006-05-30	NEWLAND TIM	2WD	7000	4230	5110
128	10	2000-03-03	TACKETT MICHAEL P & REGI	10	25700	3830	3830
266	0	1988-04-14		*	0	0	5910

Year	Land	Bldg	Total	Net Tax
2022	1700	0	1700	79.42

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			



517 S WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1080	103900
	Subtotal			103900
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2000
Floor/Carpet	X	Extra Features	1080
Floor/Tile-Lino	L	Total Value	106980
Bedrooms	3		
Central Heat	A	Neighborhood:	
ELECTRIC		Code:	3600
Central A/C	A	Dwl/Gar/NC%	1.3700
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		1080		C	2023AV	106980	.02	.25	107720

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	140	96	138	132	7920	7920