BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100026.0000 RES
HH101 2026

sale

2023	ADAMS JIMMIE E	2014-07-31
2024	MIRANDA TRANCITO ISAB	2023-10-12
2025	MIRANDA TRANCITO ISAB	2023-10-12
2026	MIRANDA TRANCITO ISABEL	2023-10-12 LETSONS 29
	520 S WAYNE ST	1ED
		$31,000
	KENTON OH 43326	

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

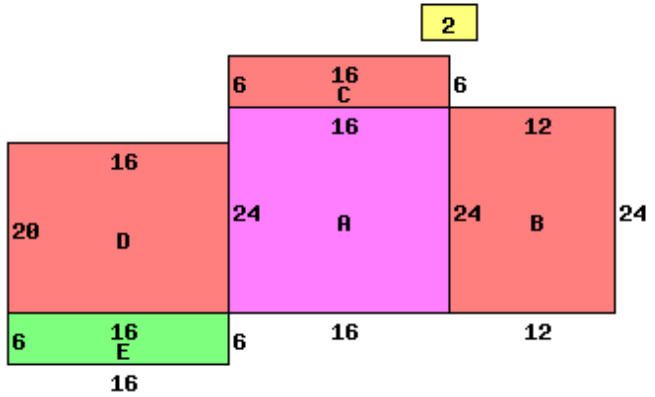
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6770	6770	6770	6770		6770	7800	7800
Bldg100%	51570	51570	51570	51570		51570	72830	72820
Totl100%	58340t	58340t	58340t	58340t		58340t	80630t	80620t
Cauv100%								
Tax Value:								
Land 35%	2370	2370	2370	2370		2370	2730	2730
Bldg 35%	18050	18050	18050	18050		18050	25490	25490
Totl 35%	20420t	20420t	20420t	20420t		20420t	28220t	28220t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	839.60	888.22	882.36	882.36	882.36			
Sp-Asmnt	20.94	30.27	30.27	30.27				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		384		a	*MAIN
1	F/C	A		288		b	ADDTN
1	F/C	A		96		c	ADDTN
1	F/C	A		320		d	ADDTN
	OFP	P		96	2880	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
429	1	2023-10-12	MIRANDA TRANCITO ISABEL &	1ED	*	31000	4740	40000
328	1	2014-07-31	ADAMS JIMMIE E	1WD	*	9000	4970	23310
12	1	2014-01-16	HOME SAVINGS & LOAN C	1DD	*	16000	4970	23310
196	1	2002-04-30	BAKER CHRISTOPHER W	1QC	*	0	3770	15400
421	1	1999-07-27	BAKER CHRISTOPHER W & JE	1WD		13000	3970	11430
97	1	1999-02-24	BAKER JESS E	1WD		8000	3970	11430

Year	Land	Bldg	Total	Net Tax
2022	1660	14000	15660	731.54
2021	1660	14000	15660	734.20

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



520 S WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1088	104670
	Part Upper	FRAME	384	21730
	Subtotal			126400
Metal	Roof	GABLE		

	B	1	2	U	A		
Plaster/Drywall		X	X			Heating	-1820
Panelled Wall		X				Extra Features	2880
Floor/Pine		X	X			Total Value	127460
Number of Rooms		6	2				
Bedrooms		1	2			PUB SIDEWALK	
Plumbing						Neighborhood:	
Standard		1				Code:	3600
						Dwl/Gar/NC%	1.3700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1472		C-	OLD/AV	114710	.55		70720
2	Garage		16X20	320		D	OLD/PR	6140	.75		2100

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	132	94	138	130	7800	7800

Call Back: Sign: PSN Date: 2015-05-07 Lister: