BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100040.0000 RES
HH120 2026

sale

2023 DECKER RONALD H		2022-06-07
2024 DECKER RONALD H		2022-06-07
2025 DECKER RONALD H		2022-06-07
2026 DECKER RONALD H		2022-06-07 LETSONS 23
521 S MAIN ST		1TD
		$90,000
KENTON OH 43326		

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

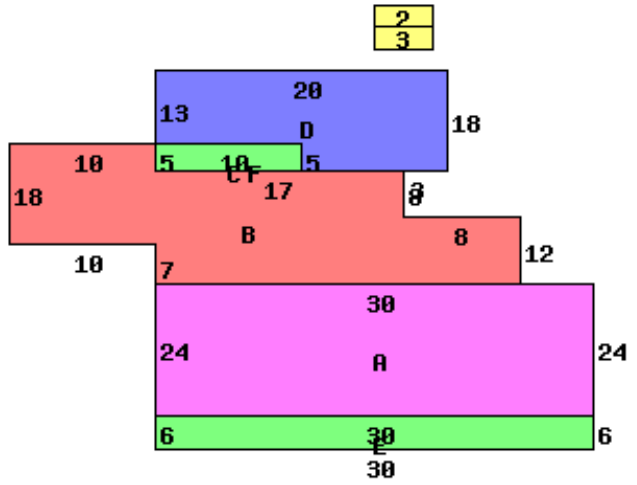
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6230	6230	6230	6230		6230	7140	7150
Bldg100%	77460	77460	77460	77460		77460	109370	109380
Totl100%	83690t	83690t	83690t	83690t		83690t	116510t	116530t
Cauv100%								
Tax Value:								
Land 35%	2180	2180	2180	2180		2180	2500	2500
Bldg 35%	27110	27110	27110	27110		27110	38280	38280
Totl 35%	29290t	29290t	29290t	29290t		29290t	40780t	40790t
Hmstd35%	26820	26820	26820	26820		26820	37300	
Owner Oc	23.74	23.72	23.64	23.64	23.64	hmstd 2180 l 24640 b		
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	811.60	832.74	812.34	812.34	812.34			
Sp-Asmnt	21.30	33.00	33.00	33.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		720		a	*MAIN
1 B	F	A		616		b	ADDTN
	CAN	P		50	400	c	PORCH
	CAR1	G		310	2400	d	GRAGE
	OFP	P		180	5400	e	PORCH
	STP	P		50	200	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
283	1	2022-06-07	DECKER RONALD H	1TD		90000	4340	57600
317	1	2006-07-26	HOLYCROSS CAROLYN J TRUS	1CT	*	0	6490	47230
494	1	1990-06-22		1UN	*	0	0	29510

Year	Land	Bldg	Total	Net Tax
2022	1520	20160	21680	593.44
2021	1520	20160	21680	595.64

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



521 S MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1336	107080
	Basement		144	3180
	Subtotal			110260
Metal	Roof	HIP		

	B	1	2	U	A
Plaster/Drywall		X			
Panelled Wall		X			
Unfinished Wall	X				
Floor/Pine		X			
Floor/Carpet		X			
Floor/Concrete	X				
Number of Rooms		1	6		
Bedrooms		3			
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard		1			

Air Conditioning		2310
Garages and Carports		2400
Extra Features		6000
Total Value		120970
PUB SIDEWALK		
Neighborhood:		
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	1 F/C		1336		C	1800GD	120970	.40		99440
2	Garage		12X24	288		C	1985AV	6910	.65		3310
3	Garage		24X24	576		C	1978AV	13820	.65		6630

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		55.00	132	94	138	130	7150	7150

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