BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100045.0000 RES
HH90 2026

sale

2023 HAGER M W & W S
2024 HAGER M W & W S
2025 HAGER M W & W S
2026 HAGER M W & W S LETSONS E PT 42
126 E LYNN ST
$0
KENTON OH 43326

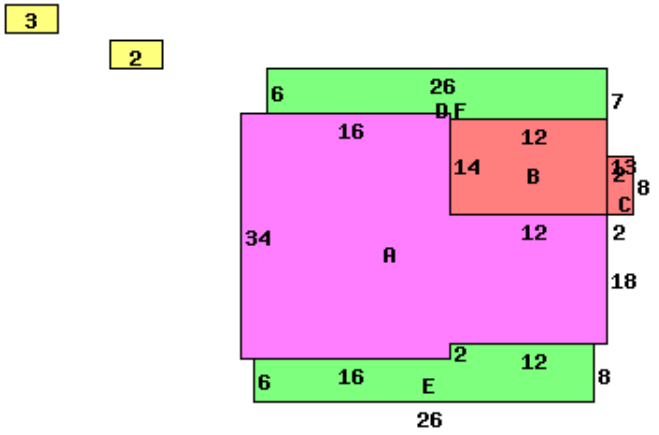
Eff Rate:	44.66	47.03	46.74	46.74	a/r			
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	11690	11690	11690	11690		11690	13510	13520
Bldg100%	111030	111030	111030	111030		111030	156830	156830
Totl100%	122710t	122710t	122710t	122710t		122710t	170340t	170350t
Cauv100%								
Tax Value:								
Land 35%	4090	4090	4090	4090		4090	4730	4730
Bldg 35%	38860	38860	38860	38860		38860	54890	54890
Totl 35%	42950t	42950t	42950t	42950t		42950t	59620t	59620t
Hmstd35%								
Owner Oc	38.00	37.96	37.86	37.86	37.86			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	1359.00	1412.66	1388.38	1388.38	1388.38			
Sp-Asmnt	23.94	37.03	37.03	37.03				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		760		a	*MAIN
1	F/C	A		156		b	ADDTN
1	F/C	A		16		c	ADDTN
	CAN	P		168	1340	d	PORCH
	OFP	P		178	5340	e	PORCH
	DK	P		168	2520	f	PORCH

#: 46 L/W
061000460000

Year	Land	Bldg	Total	Net Tax
2022	2890	30400	33290	1122.56
2021	2890	30400	33290	1126.76

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



126 E LYNN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	932	102070
	Full Upper	FRAME	760	55610
	Basement		570	10850
	Subtotal			168530
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Unfinished Wall	X				
Floor/Carpet		X	X		
Floor/Tile-Lino		L			
Number of Rooms		2	4	3	
Bedrooms				3	
Central Heat			A		
FORCED AIR					
Central A/C			A		
Plumbing					
Standard		1			

Air Conditioning		2970
Extra Features		9200
Total Value		180700
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	2 B F		1692		C	1900GD	180700	.40		148540
2	Garage		24X30	720		C	1979AV	17280	.65		8290
3	Shed	*PP	8X12	96			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		105.00	173	107	138	148	15540	13520	Excess Fro

Call Back: Sign: PSN Date: 2015-05-07 Lister: 06-100045.0000-v082020R