BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100060.0000 RES
HH86 2026

## sale

| | | |
|---|---|---|
| 2023 | STEELE MICHAEL & SUSA | 2010-04-09 |
| 2024 | STEELE MICHAEL & SUSA | 2010-04-09 |
| 2025 | STEELE MICHAEL & SUSA | 2010-04-09 |
| 2026 | STEELE MICHAEL & SUSAN | 2010-04-09 LETSONS 2ND N 1/2 68 |
| | 622 S WAYNE ST | 1SD |
| | | $42,950 |
| | KENTON OH 43326 | |

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

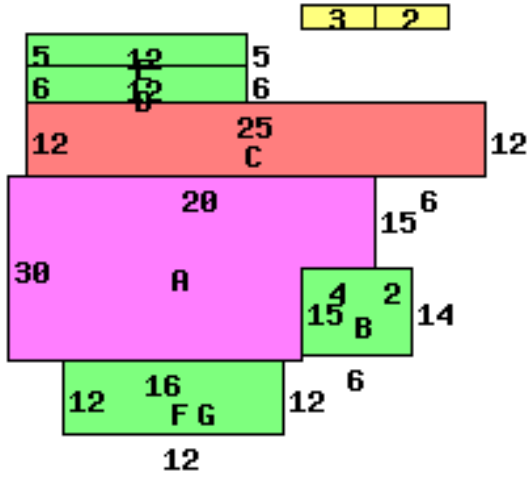
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 3060 | 3060 | 3060 | 3060 | | 3060 | 3510 | 3510 |
| Bldg100% | 44230 | 44230 | 44230 | 44230 | | 44230 | 62310 | 62320 |
| Totl100% | 47290t | 47290t | 47290t | 47290t | | 47290t | 65830t | 65830t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 1070 | 1070 | 1070 | 1070 | | 1070 | 1230 | 1230 |
| Bldg 35% | 15480 | 15480 | 15480 | 15480 | | 15480 | 21810 | 21810 |
| Totl 35% | 16550t | 16550t | 16550t | 16550t | | 16550t | 23040t | 23040t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 14.64 | 14.64 | 14.58 | 14.58 | 14.58 | | | |
| Hmstd RB | 368.96 | 417.58 | 429.66 | 429.66 | 429.66 | | | |
| Net Tax | 296.88 | 287.66 | 270.90 | 270.90 | 270.90 | | | |
| Sp-Asmnt | 20.93 | 29.02 | 29.02 | 29.02 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1H | F/C | M | | 540 | | a | *MAIN |
| | EFP | P | | 84 | 3360 | b | PORCH |
| 1 B | F | A | | 300 | | c | ADDTN |
| | EFP | P | | 72 | 2880 | d | PORCH |
| | DK | P | | 60 | 900 | e | PORCH |
| | CAN | P | | 144 | 1150 | f | PORCH |
| | DK | P | | 144 | 2160 | g | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 143 | 1 | 2010-04-09 | STEELE MICHAEL & SUSAN LO | 1SD | | 42950 | 2000 | 36740 |
| 685 | 1 | 2002-12-20 | WINGFIELD THOMAS A ETAL | 1SD | | 19750 | 1710 | 30770 |
| 113 | 1 | 1999-03-16 | LAWRENCE AUDREY | 1WD | | 38000 | 1770 | 18200 |
| 112 | 1 | 1999-03-16 | WHITAKER CHARLES & LILLI | 1WD | | 28000 | 1770 | 18200 |
| 977 | 1 | 1990-12-04 | | 1UN | * | 22000 | 0 | 18600 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 750 | 14920 | 15670 | 316.60 |
| 2021 | 750 | 14920 | 15670 | 317.74 |

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




622 S WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1H | | | | |
| Floor Level | Main | FRAME | 840 | 99520 |
| | Part Upper | FRAME | 540 | 28200 |
| | Basement | | 80 | 1960 |
| | Subtotal | | | 129680 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X X | Heating | -1740 |
| Unfinished Wall | X | Extra Features | 10450 |
| Floor/Hardwood | X | Total Value | 138390 |
| Floor/Pine | X X | | |
| Number of Rooms | 1 3 2 | PUB SIDEWALK | |
| Bedrooms | 2 | | |
| | | Neighborhood: | |
| Plumbing | | Code: | 3600 |
| Standard | 1 | 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 | | 1380 | | C- | OLD/FR | 124550 | .65 | | 59720 |
| 2 | Garage | CB 0 | 14X24 | 336 | | D | OLD/PR | 6450 | .75 | | 2210 |
| 3 | Lean-To | | 10X24 | 240 | | D | OLD/PR | 1540 | .75 | | 390 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 26.7500 | 27.00 | 132 | 94 | 138 | 130 | 3510 | 3510 |

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