BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100061.0000 RES
HH84 2026

sale

2023 GIBSON ROGER R	1995-05-01	
2024 GIBSON ROGER R	1995-05-01	
2025 GIBSON ROGER R	1995-05-01	
2026 GIBSON ROGER R	1995-05-01	LETSONS 2ND 67
630 S WAYNE ST	WD	SEE PARCEL 06-100061.01
	$35,000	FOR REST OF SPECIALS
KENTON OH 43326		

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

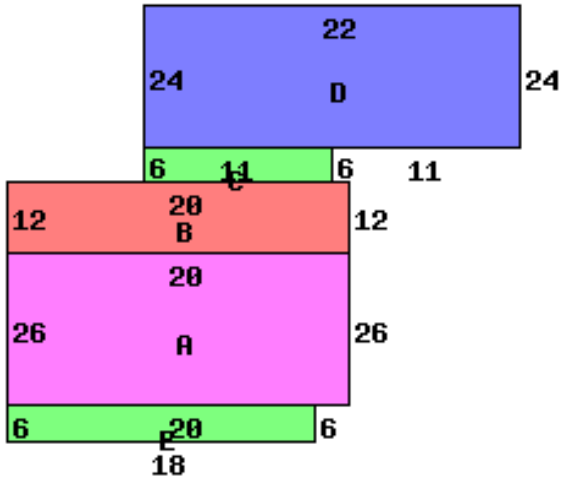
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6110	6110	6110	6110		6110	7030	7020
Bldg100%	19310	19310	19310	19310		19310	27290	27280
Totl100%	25430t	25430t	25430t	25430t		25430t	34310t	34300t
Cauv100%								
Tax Value:								
Land 35%	2140	2140	2140	2140		2140	2460	2460
Bldg 35%	6760	6760	6760	6760		6760	9550	9550
Totl 35%	8900t	8900t	8900t	8900t		8900t	12010t	12010t
Hmstd35%								
Owner Oc	7.88	7.86	7.84	7.84	7.84			
Hmstd RB								
Net Tax	358.06	379.26	376.74	376.74	376.74			
Sp-Asmnt	38.75	44.70	44.70	44.70				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		520		a	*MAIN
1	F/C	A		240		b	ADDTN
	EBW	P		66	2640	c	PORCH
	F	G		528	12670	d	GRAGE
	OFP	P		108	3240	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
343	1	1995-05-01	GIBSON ROGER R	WD	35000	3600	19800
167	1	1993-03-09	GAULT MATTHEW T	1WD	24650	0	21000
25	1	1993-01-13	GAULT MATTHEW T	1LW *	0	0	21000
539	1	1991-07-10		1UN *	0	0	21000
761	0	1987-09-03		*	27000	0	17200

Year	Land	Bldg	Total	Net Tax
2022	1490	8120	9610	439.60
2021	1490	8120	9610	441.22

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



630 S WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	760	92860
	Part Upper	FRAME	520	27160
	Subtotal			120020
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D	1 /	Extra Living Units	3500
Floor/Carpet	X		Plumbing	2100
Number of Rooms	3 2		Garages and Carports	12670
Bedrooms	1 1		Extra Features	5880
			Total Value	144170
Central Heat	A			
FORCED AIR			PUB SIDEWALK	
Plumbing				
Standard	1		Neighborhood:	
Extra 3 Fixture	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		1280		D+	OLD/PR	122550	.75	.35	27280

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	53.5000	54.00	132	94	138	130	7020	7020

Call Back: Sign: PSN Date: 2018-05-24 Lister: