

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100064.0000
HH125

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022	BOSTELMAN JAY W &	2004-08-26
2023	BELL AUSTIN D	2022-10-20
2024	BELL AUSTIN D	2022-10-20
2025	BELL AUSTIN D	2022-10-20
621 & 621 1/2 S MAIN ST		LETSONS 2ND 58
KENTON OH 43326		LWD
		\$92,000

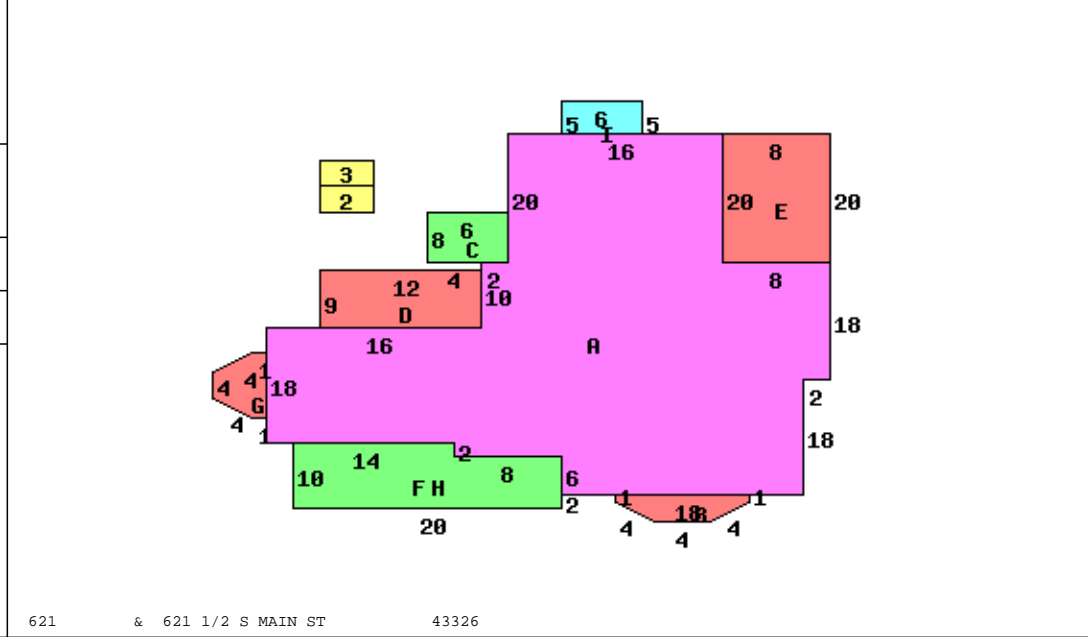
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	520	520	520	520	520
Acres					
Land100%	5970	8460	8460	8460	8470
Bldg100%	89140	91430	91430	91430	91420
Totl100%	95110t	99890t	99890t	99890t	99890t
Cauv100%					
Tax Value:					
Land 35%	2090	2960	2960	2960	2960
Bldg 35%	31200	32000	32000	32000	32000
Totl 35%	33290t	34960t	34960t	34960t	34960t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1555.08	1437.42	1520.66	1510.64	
Sp-Asmnt	39.98	159.84	52.61	52.61	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 BA	F	M		1476			ADDTN
1 B	F	A		31		b	PORCH
	OFFP	P		48	1440	c	ADDTN
2	F/C	A		108		d	ADDTN
1	F/C	A		160		e	ADDTN
	OFFP	P		184	5520	f	PORCH
1 B	F	A		31		g	ADDTN
	OFFP2	P		184	5520	h	PORCH
04	F	O		30	360	i	OTHER

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
544	1	2022-10-20	BELL AUSTIN D	LWD	92000	5970	89140
538	1	2004-08-26	BOSTELMAN JAY W &	LWD	99000	8060	72690
606	1	1993-07-09	BREIDENBACH THEODORE E &	LWD	30000	0	40830
443	1	1993-05-27	BREIDENBACH THEODORE E &	LCT *	0	0	40830
1013	1	1988-12-09	BREIDENBACH THEODORE E &	LUN *	0	0	40830

Year	Land	Bldg	Total	Net Tax
2021	2090	31200	33290	1560.76
2020	2090	31200	33290	1355.64

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			
500 HARDIN COUNTY LANDFILL			



621 & 621 1/2 S MAIN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1806 129260
	Full Upper	FRAME	1584 74810
	Qtr Story	FRAME	1476 5390
	Basement		1538 28450
	Subtotal		237910
Shingle	Roof	GABLE	
	B 1 2 U A		
	P P P	1 /	Extra Living Units 3500
	X		Plumbing 2100
	X X		Extra Features 12840
	X X		Total Value 256350
	X		PUB SIDEWALK
	L		
Number of Rooms	3 6 7 2		
Bedrooms	1 3	Neighborhood:	
		Code:	3600
Central Heat	A	Dwl/Gar/NC%	.9700
HOT WATER			
Plumbing			
Standard	1		
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 BAF		3390	C+	OLD/AV	.55	.30	86160
2 Garage		30X20	600	C	OLD/FR	.70		4190
3 Lean-To			560	D	OLD/FR	.70		1070
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	57.5000	58.00	345	122	120	146	8470	8470

Plaster/Drywall								
Unfinished Wall								
Floor/Hardwood								
Floor/Carpet								
Floor/Concrete								
Floor/Tile-Lino								
Number of Rooms	3 6 7 2							
Bedrooms	1 3							
Central Heat	A							
HOT WATER								
Plumbing								
Standard	1							
Extra 3 Fixture	1							

Call Back:

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

06-100064.0000-v082020R