

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100065.0000
HH126

RES
2025

sale

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

2022	KERR MICHAEL L & MARC	1989-04-17	
2023	KERR MICHAEL L & MARC	1989-04-17	
2024	KERR MICHAEL L & MARC	1989-04-17	
2025	KERR MICHAEL L & MARCIA	1989-04-17	LETSONS 2ND 59
	625 S MAIN ST		LWD
		\$40,000	
	KENTON OH 43326		

Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 510
Acres					
Land100%	5970	8460	8460	8460	8470
Bldg100%	102170	125970	125970	125970	125980
Totl100%	108140t	134430t	134430t	134430t	134450t
Cauvl00%					

2026	KERR MICHAEL ERIC	2025-10-08	
	625 S MAIN ST		LWD
	KENTON OH 43326		

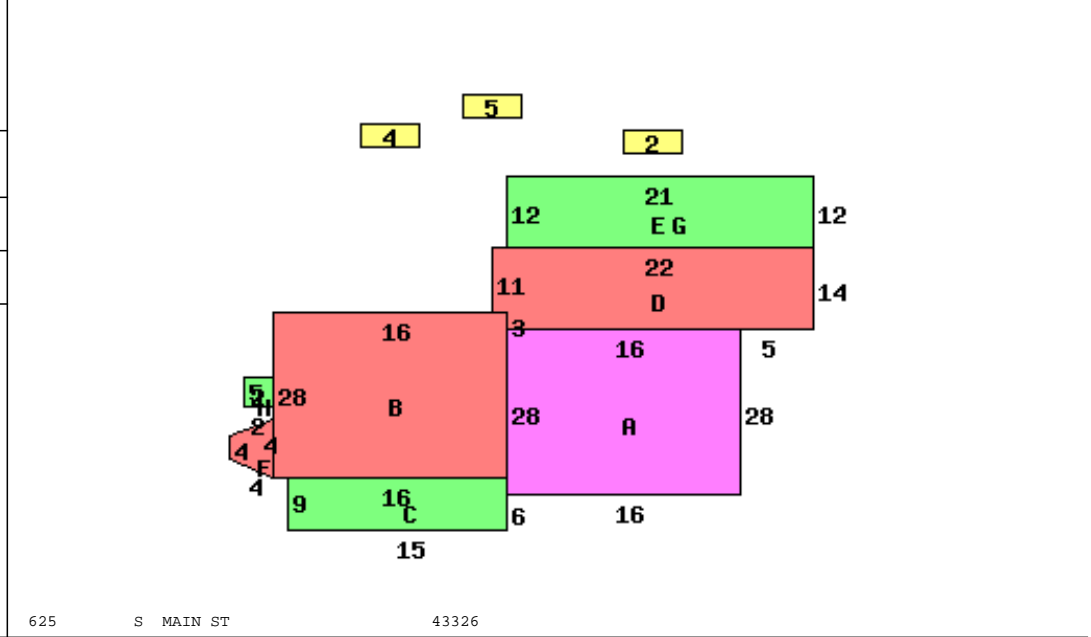
Tax Value:					
Land 35%	2090	2960	2960	2960	2960
Bldg 35%	35760	44090	44090	44090	44090
Totl 35%	37850t	47050t	47050t	47050t	47060t
Hmstd35%					
Owner Oc	36.72	41.64	41.60	41.48	
Hmstd RB					
Net Tax	1731.38	1892.88	2004.96	1991.58	
Sp-Asmnt	22.24	22.24	38.28	38.28	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		448		b	ADDTN
2 A	F/C	A		448		c	PORCH
	OFF	P		135	4050	d	ADDTN
1	F/C	A		305		e	PORCH
	CAN	P		252	2020	f	ADDTN
1	F/C	A		21		g	PORCH
	PAT	P		252	760	h	PORCH
	BAY	P		10	380		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
445	1	2025-10-08	KERR MICHAEL ERIC	LWD *	0	8460	125970
444	1	2025-10-08	KERR MICHAEL L	LCT *	0	8460	125970
296	1	1989-04-17		LWD	40000	0	37510

Year	Land	Bldg	Total	Net Tax
2021	2090	35760	37850	1737.84
2020	2090	35760	37850	1504.34

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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	1222 104630
Full Upper	FRAME	896 61180
Qtr Story	FRAME	448 1900
Basement		448 8610
Subtotal		176320
Shingle	Roof	GABLE
Plaster/Drywall	X X	Air Conditioning 3820
Panelled Wall	X X	Plumbing 2100
Unfinished Wall	X	Extra Features 7210
Floor/Pine	X X	Total Value 189450
Number of Rooms	6 3	
Bedrooms	1 3	PUB SIDEWALK
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3600
Central A/C	A	Dwl/Gar/NC% .9700
Plumbing		
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 BAF		2118		C+	OLD/GD	208400	.40		121290
2 Garage		24X24	576		C	1992AV	13820	.65		4690
3 Pool	*PP					OLD/	0			0
4 Shed	*PP	6X10	60			OLD/AV	0			0
5 Shed	*PP	8X10	80			OLD/AV	0			0

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

Total Value	189450
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