BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100065.0000 RES
HH126 2026

sale

2023	KERR MICHAEL L & MARC	1989-04-17
2024	KERR MICHAEL L & MARC	1989-04-17
2025	KERR MICHAEL L & MARC	1989-04-17
2026	KERR MICHAEL L & MARCIA	1989-04-17 LETSONS 2ND 59
	625 S MAIN ST	1WD
		$40,000
	KENTON OH 43326	

2027	KERR MICHAEL ERIC	2025-10-08
	625 S MAIN ST	1WD
	KENTON OH 43326	

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

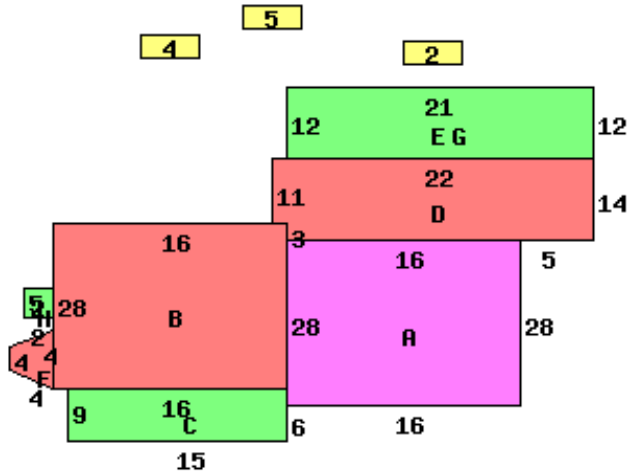
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8460	8460	8460	8460		8460	9740	9740
Bldg100%	125970	125970	125970	125970		125970	177940	177940
Totl100%	134430t	134430t	134430t	134430t		134430t	187690t	187680t
Cauv100%								
Tax Value:								
Land 35%	2960	2960	2960	2960		2960	3410	3410
Bldg 35%	44090	44090	44090	44090		44090	62280	62280
Totl 35%	47050t	47050t	47050t	47050t		47050t	65690t	65690t
Hmstd35%								
Owner Oc	41.64	41.60	41.48	41.48	41.48			
Hmstd RB								
Net Tax	1892.88	2004.96	1991.58	1991.58	1991.58			
Sp-Asmnt	22.24	38.28	38.28	38.28				

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

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

Year	Land	Bldg	Total	Net Tax
2022	2090	35760	37850	1731.38
2021	2090	35760	37850	1737.84

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



625 S MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1222	104630
	Full Upper	FRAME	896	61180
	Qtr Story	FRAME	448	1900
	Basement		448	8610
	Subtotal			176320
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.3700
Plumbing				
Standard	1			
Extra 3 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BAF		2118		C+	OLD/GD	208400	.40		171310
2	Garage		24X24	576		C	1992AV	13820	.65		6630
3	Pool	*PP		0			OLD/	0			0
4	Shed	*PP	6X10	60			OLD/AV	0			0
5	Shed	*PP	8X10	80			OLD/AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	57.5000	58.00	345	122	138	168	9740	9740

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