BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100066.0000 RES
HH81 2025

sale

2022 CWB RENTAL PROPERTIES	2006-08-15
2023 CWB RENTAL PROPERTIES	2006-08-15
2024 CWB RENTAL PROPERTIES	2006-08-15
2025 CWB RENTAL PROPERTIES L	2006-08-15 LETSONS 2ND 64
131 E RAILROAD ST	11
	$0
KENTON OH 43326	

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

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	4630	6660	6660	6660	6660	7660
Bldg100%	49400	63260	63260	63260	63260	89330
Totl100%	54030t	69910t	69910t	69910t	69910t	96990t
Cauv100%						
Tax Value:						
Land 35%	1620	2330	2330	2330	2330	2680
Bldg 35%	17290	22140	22140	22140	22140	31270
Totl 35%	18910t	24470t	24470t	24470t	24470t	33950t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	883.34	1006.12	1064.38	1057.36	1057.36	
Sp-Asmnt	21.12	21.12	31.42	31.42		

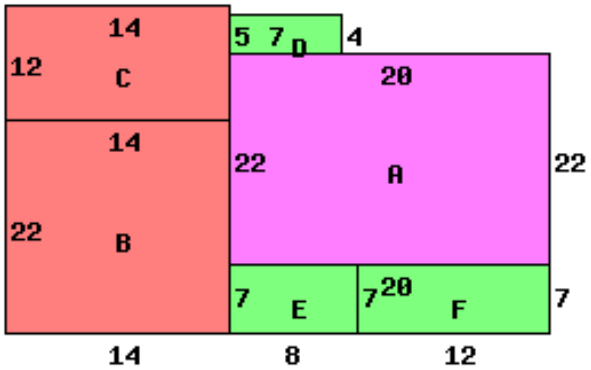
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		440		a	*MAIN
1H	F/C	A		308		b	ADDTN
1	F/C	A		168		c	ADDTN
	DK	P		28	420	d	PORCH
	OFP	P		56	1680	e	PORCH
	STP	P		84	340	f	PORCH

FAKE STONE TRIM,

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
340	11	2006-08-15	CWB RENTAL PROPERTIES LL	11 *	0	5230	28170
687	1	2004-10-25	BROOKS WESLEY C & CHRIST	1SH	35000	4740	24510
466	1	2000-08-11	MORRIS JUDITH A	1WD	34000	4770	22140
465	1	2000-08-11	BAKER JESSIE & LINDA	1DD	17300	4770	22140
1023	1	1991-12-12		1WD	22000	0	19510

Year	Land	Bldg	Total	Net Tax
2021	1620	17290	18910	886.56
2020	1620	17290	18910	770.06

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



131 E RAILROAD ST 43326

Occupancy 1 Single Family

Story Height 1H

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	916	100320
	Part Upper	FRAME	308	17980
	Subtotal			118300
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Extra Features	2440
Floor/Pine	X X	Total Value	120740
Floor/Carpet	X		
Number of Rooms	4 2		
Bedrooms	2	Neighborhood:	
		Code:	3600
Central Heat	A	Dwl/Gar/NC%	1.3700
FORCED AIR			
Plumbing			
Standard	1		

	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		1224		C-	OLD/GD	108670	.40		89330

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		66.00	107	84	138	116	7660	7660

Call Back: Sign: PSN Date: 2015-05-07 Lister: 06-100066.0000-v082020R