BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100067.0000 RES
HH79 2026

sale

2023 REED THEE & TERESA	2015-12-02	
2024 REED THEE & TERESA	2015-12-02	
2025 REED THEE & TERESA	2015-12-02	
2026 REED THEE & TERESA	2015-12-02	LETSONS 2ND W 1/2 63
123 E RAILROAD ST	1SD	
	$15,000	
KENTON OH 43326		

2027 EDGE TOSHA LYNN	2025-05-05	
123 E RAILROAD ST	1WD	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

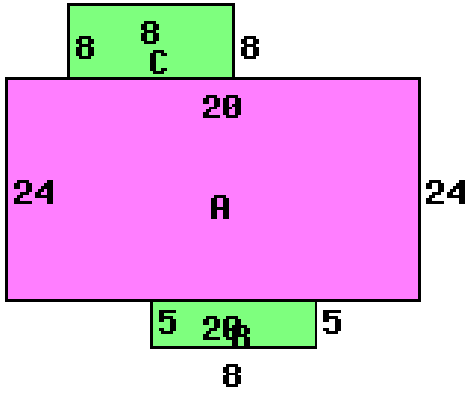
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3340	3340	3340	3340		3340	3830	3830
Bldg100%	27830	27830	27830	27830		27830	39310	39320
Totl100%	31170t	31170t	31170t	31170t		31170t	43140t	43150t
Cauv100%								
Tax Value:								
Land 35%	1170	1170	1170	1170		1170	1340	1340
Bldg 35%	9740	9740	9740	9740		9740	13760	13760
Totl 35%	10910t	10910t	10910t	10910t		10910t	15100t	15100t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	448.58	474.54	471.42	471.42	471.42			
Sp-Asmnt	20.45	27.31	27.31	27.31				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 Q	F/C	M		480		a	*MAIN
	OFP	P		40	1200	b	PORCH
	OFP	P		64	1920	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
201	1	2025-05-05	EDGE TOSHA LYNN	1WD *	0	3340	27830
624	1	2015-12-02	REED THEE & TERESA	1SD	15000	2430	13600
1086	1	1991-12-30		1WD	12000	0	9030
774	1	1990-09-27		1UN *	8500	0	9030

Year	Land	Bldg	Total	Net Tax
2022	810	6730	7540	352.22
2021	810	6730	7540	353.48

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



123 E RAILROAD ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	480	69550
	Qtr Story	FRAME	480	8270
	Subtotal			77820
Shingle	Roof	GABLE		

	B	1	2	U	A
Panelled Wall		X		X	
Floor/Carpet		X		X	
Number of Rooms		5	1		
Bedrooms		1	1		

Plumbing
Standard 1

Heating	-1220
Extra Features	3120
Total Value	79720
PUB SIDEWALK	
Neighborhood:	
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	1 QF/C		480		D	OLD/AV	63780	.55		39320

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		33.00	107	84	138	116	3830	3830

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

06-100067.0000-v082020R