BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100070.0000 RES
HH128 2026

sale

2023	ELSASSER BEVERLY J	1997-03-20	
2024	ELSASSER BEVERLY J	1997-03-20	
2025	ELSASSER BEVERLY J	1997-03-20	
2026	ELSASSER BEVERLY J	1997-03-20	LETSONS 2ND 61
	639 S MAIN ST	1WD	
		$25,000	
	KENTON OH 43326		

2027	MILLER ERIC D & MELODY	2025-07-17	
	639 S MAIN ST	1ED	
	KENTON OH 43326		
2028	DAL POLO ALEXANDER	2026-05-18	
	639 S MAIN ST	1WD	
	KENTON OH 43326		

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

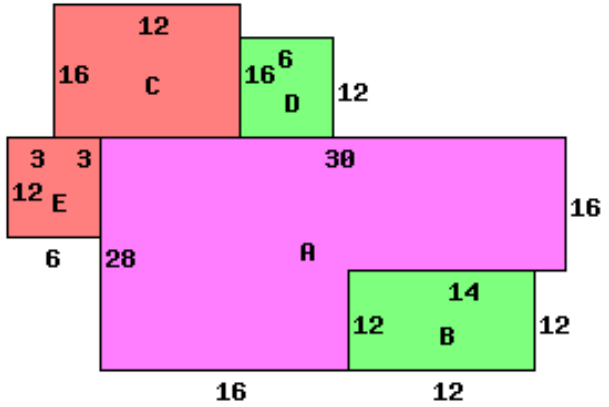
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6110	6110	6110	6110		6110	7030	7020
Bldg100%	69510	69510	69510	69510		69510	98170	98170
Totl100%	75630t	75630t	75630t	75630t		75630t	105200t	105190t
Cauv100%								
Tax Value:								
Land 35%	2140	2140	2140	2140		2140	2460	2460
Bldg 35%	24330	24330	24330	24330		24330	34360	34360
Totl 35%	26470t	26470t	26470t	26470t		26470t	36820t	36820t
Hmstd35%								
Owner Oc	23.42	23.40	23.34	23.34	23.34			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	695.98	710.40	690.78	690.78	690.78			
Sp-Asmnt	21.57	32.03	32.03	32.03				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1TB	F	M		672		a	*MAIN
	OFP	P		144	4320	b	PORCH
1	FR/C	A		192		c	ADDTN
	EFP	P		72	2880	d	PORCH
1	F/C	A		72		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
158	1	2026-05-18	DAL POLO ALEXANDER	1WD	171800	6110	69510
308	1	2025-07-17	MILLER ERIC D & MELODY	1ED	60000	6110	69510
145	1	1997-03-20	ELSASSER BEVERLY J	1WD	25000	6110	30030
63	1	1997-02-19	WOODWARD PATRICIA A ETAL	1CT *	0	6110	30030

Year	Land	Bldg	Total	Net Tax
2022	1490	25220	26710	821.58
2021	1490	25220	26710	824.64

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



639 S MAIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	936	102510
	Part Upper	FRAME	672	38590
	Basement		504	9620
	Subtotal			150720
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Pine			X		
Floor/Carpet		X			
Number of Rooms		1	4	3	
Bedrooms			3		
Central Heat		X			
FORCED AIR					
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Heating	-790
Plumbing	2100
Extra Features	7200
Total Value	159230
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	1TB F		1608		C	OLD/AV	159230	.55		98170

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	53.5000	54.00	132	94	138	130	7020	7020

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