

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100071.0000
HH97

RES
2025

sale

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

2022 BELL JASON D	2019-10-08
2023 BELL JASON D	2019-10-08
2024 JAMES WYATT C	2023-07-05
2025 JAMES WYATT C	2023-07-05 LETSONS E 1/2 28
131 E LYNN ST	LWD
KENTON OH 43326	\$125,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2910	4170	4170	4170	4160
Bldg100%	56230	64600	64600	64600	64590
Totl100%	59140t	68770t	68770t	68770t	68750t
Cauvl00%					
Tax Value:					
Land 35%	1020	1460	1460	1460	1460
Bldg 35%	19680	22610	22610	22610	22610
Totl 35%	20700t	24070t	24070t	24070t	24060t
Hmstd35%					
Owner Oc					
Hmstd RB	966.98	989.68	1046.98	1040.08	
Net Tax					
Sp-Asmnt	21.23	195.41	31.39	31.39	

2026 WHEELER SARAH	2025-12-03
131 E LYNN ST	LWD
KENTON OH 43326	

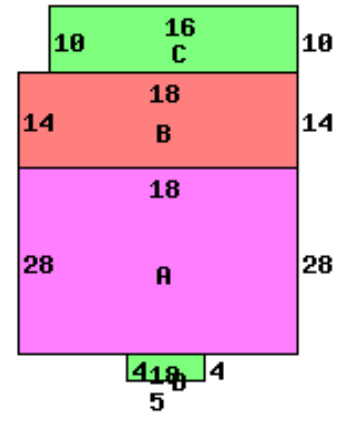
SHB+ 1H	CONS F/C	TYPE M	FACT	SQ-FT 504	VALUE	a *MAIN
1	F/C	A		252		b ADDTN
	CVP	P		160	3680	c PORCH
	STP	P		20	80	d PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
546	1	2025-12-03	WHEELER SARAH	LWD	131500	4170	64600
265	1	2023-07-05	JAMES WYATT C	LWD	125000	2910	56230
453	1	2019-10-08	BELL JASON D	LWD	62000	2770	44570
215	1	2006-04-10	MANTZ KENNETH L & PAMELA	LWC	58500	3260	33830
163	1	2006-04-10	JOHNSON MORRIS ETAL	LAF *	0	3260	33830
472	1	2003-10-09	JOHNSON MORRIS ETAL	LCT *	0	2970	29600
471	1	2003-10-09	JOHNSON MORRIS ETAL	LCT *	0	2970	29600
703	1	1997-12-24	JOHNSON MORRIS & DEAN	LQC *	0	3140	18140

Year	Land	Bldg	Total	Net Tax
2021	1020	19680	20700	970.48
2020	1020	19680	20700	842.96

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

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131 E LYNN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height 1H		Sq-Ft	Value
Floor Level	Main	FRAME	756 92380
	Part Upper	FRAME	504 26320
	Subtotal		118700
Shingle	Roof	GABLE	
Plaster/Drywall	X X	Air Conditioning	2220
Panelled Wall	X	Extra Features	3760
Floor/Hardwood	X	Total Value	124680
Floor/Pine	X		
Floor/Carpet	X X	PUB SIDEWALK	
Number of Rooms	3 2		
Bedrooms	2	Neighborhood:	
Central Heat	A	Code:	3600
FORCED AIR		Dwl/Gar/NC%	.9700
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1H F/C		1260		D+	1800GD		105980	.40		61680
2 Garage		12X26	312		C	1975GD		7490	.60		2910
front lot		acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value			
		33.00	165	105	120	126	4160	4160			