BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100071.0000 RES
HH97 2026

sale

2023 BELL JASON D	2019-10-08	
2024 JAMES WYATT C	2023-07-05	
2025 JAMES WYATT C	2023-07-05	
2026 JAMES WYATT C	2023-07-05	LETSONS E 1/2 28
131 E LYNN ST	1WD	
	$125,000	
KENTON OH 43326		

2027 WHEELER SARAH	2025-12-03	
131 E LYNN ST	1WD	
KENTON OH 43326		

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

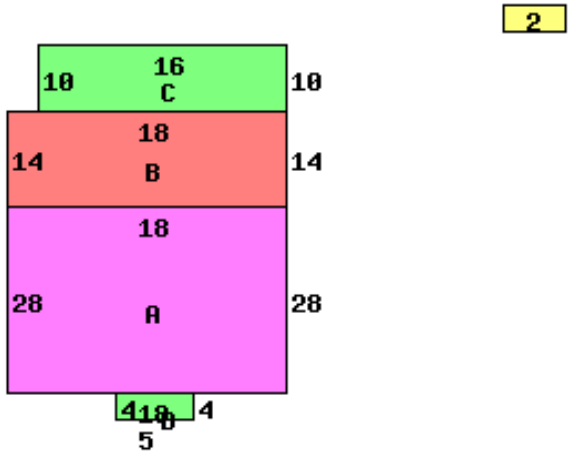
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4170	4170	4170	4170		4170	4800	4790
Bldg100%	64600	64600	64600	64600		64600	91230	91230
Totl100%	68770t	68770t	68770t	68770t		68770t	96030t	96020t
Cauv100%								
Tax Value:								
Land 35%	1460	1460	1460	1460		1460	1680	1680
Bldg 35%	22610	22610	22610	22610		22610	31930	31930
Totl 35%	24070t	24070t	24070t	24070t		24070t	33610t	33610t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	989.68	1046.98	1040.08	1040.08	1040.08			
Sp-Asmnt	195.41	31.39	31.39	31.39				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		504		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	1WD		131500	4170	64600
265	1	2023-07-05	JAMES WYATT C	1WD		125000	2910	56230
453	1	2019-10-08	BELL JASON D	1WD		62000	2770	44570
215	1	2006-04-10	MANTZ KENNETH L & PAMELA	1QC		58500	3260	33830
163	1	2006-04-10	JOHNSON MORRIS ETAL	1AF	*	0	3260	33830
472	1	2003-10-09	JOHNSON MORRIS ETAL	1CT	*	0	2970	29600
471	1	2003-10-09	JOHNSON MORRIS ETAL	1CT	*	0	2970	29600
703	1	1997-12-24	JOHNSON MORRIS & DEAN	1QC	*	0	3140	18140

Year	Land	Bldg	Total	Net Tax
2022	1020	19680	20700	966.98
2021	1020	19680	20700	970.48

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



131 E LYNN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	756	92380
	Part Upper	FRAME	504	26320
	Subtotal			118700
Shingle	Roof	GABLE		

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

Air Conditioning	2220	
Extra Features	3760	
Total Value	124680	
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	1H F/C		1260		D+	1800GD	105980	.40		87120
2	Garage		12X26	312		C	1975GD	7490	.60		4110

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		33.00	165	105	138	145	4790	4790

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

06-100071.0000-v082020R