

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100078.0000
HH25

RES
2025

sale

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

| | |
|---------------------|---------------------------------|
| 2022 RUDDLE WILLIAM | 2021-09-30 |
| 2023 RUDDLE WILLIAM | 2021-09-30 |
| 2024 RUDDLE WILLIAM | 2021-09-30 |
| 2025 ERVIN TAMMY | 2024-06-04 LETSONS 2ND PT 69-70 |
| 627 S WAYNE ST | 2QC |
| KENTON OH 43326 | \$0 |

| | | | | | | |
|------------|--------|--------|--------|--------|--------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 | 510 |
| Acres | 3630 | 5200 | 5200 | 5200 | 5200 | 5200 |
| Land100% | 45000 | 51490 | 51490 | 51490 | 51490 | 51480 |
| Bldg100% | 48630t | 56690t | 56690t | 56690t | 56690t | 56680t |
| Totl100% | | | | | | |
| Cauv100% | | | | | | |
| Tax Value: | | | | | | |
| Land 35% | 1270 | 1820 | 1820 | 1820 | 1820 | 1820 |
| Bldg 35% | 15750 | 18020 | 18020 | 18020 | 18020 | 18020 |
| Totl 35% | 17020t | 19840t | 19840t | 19840t | 19840t | 19840t |
| Hmstd35% | | | | | | |
| Owner Oc | | | | | | |
| Hmstd RB | | | | | | |
| Net Tax | 795.06 | 815.74 | 862.98 | 857.30 | 857.30 | |
| Sp-Asmnt | 22.01 | 100.85 | 30.02 | 30.02 | | |

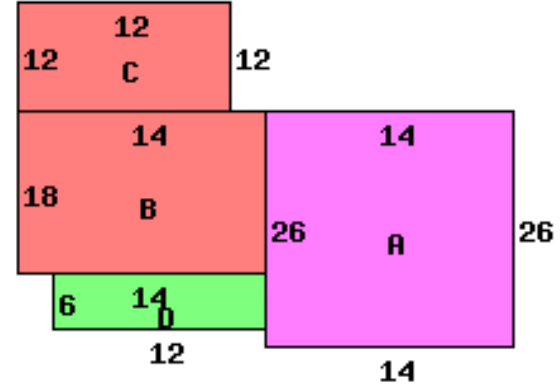
| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1HB | F | M | | 364 | | b | ADDTN |
| 1 BA | F | A | | 252 | | c | ADDTN |
| 1 B | F | A | | 144 | | d | PORCH |
| | OFF | F | | 72 | 2160 | | |

#: 79 L/W
061000790000

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 249 | 2 | 2024-06-04 | ERVIN TAMMY | 2QC * | 0 | 5200 | 51490 |
| 519 | 2 | 2021-09-30 | RUDDLE WILLIAM | 2WD * | 17000 | 3630 | 45000 |
| 379 | 2 | 2016-08-29 | ADAMS LESA | 2WD | 15000 | 3830 | 34570 |
| 373 | 3 | 2014-07-22 | BAILEY LOUISA ANN | 3CT * | 0 | 3830 | 38400 |
| 548 | 2 | 2002-12-23 | BAILEY RONALD L | 2 * | 0 | 2910 | 23800 |
| 340 | 2 | 1999-06-17 | BAILEY KATHLEEN J & RONA | 2WD * | 23000 | 3030 | 14230 |
| 61 | 0 | 1988-01-28 | | | 11500 | 0 | 16310 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 1270 | 15750 | 17020 | 797.96 |
| 2020 | 1270 | 15750 | 17020 | 693.08 |

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



627 S WAYNE ST 43326

| Occupancy 1 Single Family | | *DWELLING COMPUTATIONS | |
|---------------------------|------------|------------------------|-----------|
| Story Height | 1H | Sq-Ft | Value |
| Floor Level | Main | FRAME | 760 92860 |
| | Part Upper | FRAME | 364 20600 |
| | Qtr Story | FRAME | 252 1190 |
| | Basement | | 760 14220 |
| | Subtotal | | 128870 |
| Shingle | Roof | GABLE | |
| Plaster/Drywall | X X | Extra Features | 2160 |
| Unfinished Wall | X | Total Value | 131030 |
| Floor/Pine | X X | | |
| Number of Rooms | 1 4 2 1 | | |
| Bedrooms | 1 2 | Neighborhood: | |
| Central Heat | A | Code: | 3600 |
| FORCED AIR | | Dwl/Gar/NC% | .9700 |
| Plumbing | | | |
| Standard | 1 | | |

| Bldg Type | SHB+Cons | DixHt | Area | Unit | Blt/Renov | Replace | Phy Fnc | True |
|------------|----------|-----------|-------|-------|-----------|-----------|----------|---------|
| 1 DWELLING | 1HB F | FtxFt | 1124 | Rate | Grade | Cond | Value | Dpr Dpr |
| | | effective | depth | depth | actual | effective | extended | true |
| front lot | 45.6600 | 46.00 | 132 | 94 | 120 | 113 | 5200 | 5200 |