BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100078.0000 RES
HH25 2026

sale

2023 RUDDLE WILLIAM	2021-09-30	
2024 RUDDLE WILLIAM	2021-09-30	
2025 ERVIN TAMMY	2024-06-04	
2026 ERVIN TAMMY	2024-06-04	LETSONS 2ND PT 69-70
627 S WAYNE ST	2QC	
	$0	
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%	5200	5200	5200	5200		5200	5970	5980
Bldg100%	51490	51490	51490	51490		51490	72710	72700
Totl100%	56690t	56690t	56690t	56690t		56690t	78690t	78680t
Cauv100%								
Tax Value:								
Land 35%	1820	1820	1820	1820		1820	2090	2090
Bldg 35%	18020	18020	18020	18020		18020	25450	25450
Totl 35%	19840t	19840t	19840t	19840t		19840t	27540t	27540t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	815.74	862.98	857.30	857.30	857.30			
Sp-Asmnt	100.85	30.02	30.02	30.02				

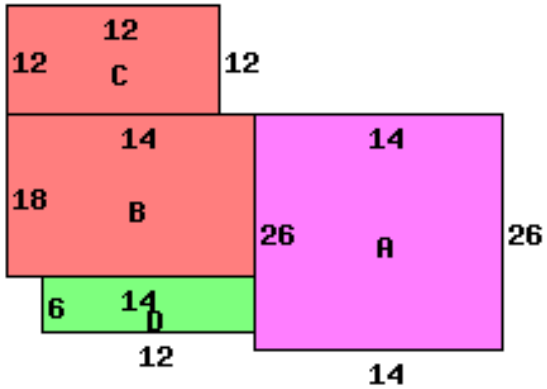
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		364		a	*MAIN
1 BA	F	A		252		b	ADDTN
1 B	F	A		144		c	ADDTN
	OFP	P		72	2160	d	PORCH

#: 79 L/W
061000790000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	1270	15750	17020	795.06
2021	1270	15750	17020	797.96

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



627 S WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	760	92860
	Part Upper	FRAME	364	20600
	Qtr Story	FRAME	252	1190
	Basement		760	14220
	Subtotal			128870
Shingle	Roof	GABLE		

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

Extra Features	2160
Total Value	131030
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	1HB F		1124		C-	OLD/AV	117930	.55		72700

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	45.6600	46.00	132	94	138	130	5980	5980

Call Back: Sign: PSN Date: 2015-05-07 Lister: 06-100078.0000-v082020R