BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100081.0000 RES
HH28 2026

sale

2023 DONEGAN CATHERN	2018-04-12	
2024 DONEGAN CATHERN	2018-04-12	
2025 DONEGAN CATHERN	2018-04-12	
2026 DONEGAN CATHERN	2018-04-12	LETSONS 2ND PT 71 & 72
641 S WAYNE ST	1CT	
	$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	560	560	560	560	0	560	560	560
Acres								
Land100%	15860	15860	15860	15860		15860	18170	18180
Bldg100%	96970	96970	96970	96970		96970	136430	136430
Totl100%	112830t	112830t	112830t	112830t		112830t	154600t	154610t
Cauv100%								
Tax Value:								
Land 35%	5550	5550	5550	5550		5550	6360	6360
Bldg 35%	33940	33940	33940	33940		33940	47750	47750
Totl 35%	39490t	39490t	39490t	39490t		39490t	54110t	54110t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1623.70	1717.72	1706.40	1706.40	1706.40			
Sp-Asmnt	23.57	35.98	35.98	35.98				

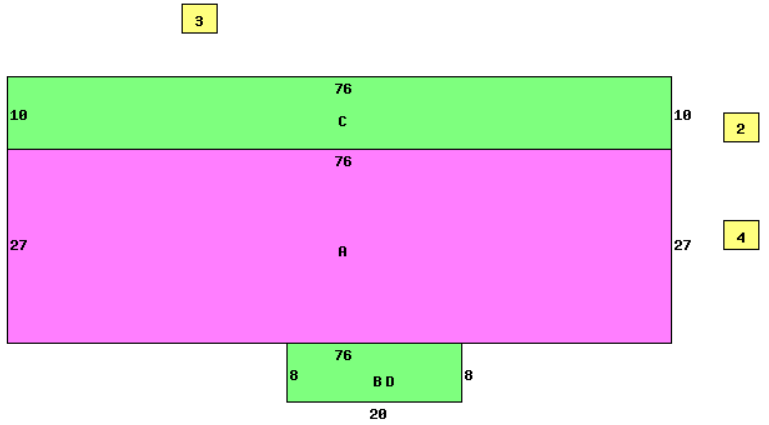
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		2052		a	*MAIN
	DK	P		160	2400	b	PORCH
	PAT	P		760	2280	c	PORCH
	CAN	P		160	1280	d	PORCH

#: 058 L/W
061000580000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
129	1	2018-04-12	DONEGAN CATHERN	1CT	*	0	10510	59110
311	1	2015-08-17	MILLER WILLIAM RAY	1	*	0	11660	70200
52	1	2015-02-04	SECRETARY OF HOUSING & UR	1WD	*	0	11660	70200
494	1	2012-10-25	U S BANK NATIONAL ASSOCIA	1SH		40000	11660	96860
150	1	2008-04-22	BARTON WANDA L	1WD	*	0	9710	84740
617	1	2007-11-13	SECRETARY OF HOUSING & U	1SD		44000	9710	84740
570	1	2003-12-16	SHEETS DAVID E II	1QC	*	0	8830	0
695	2	1995-07-28	SHEETS DAVID E II & JENN	2WD		27000	4510	18800

Year	Land	Bldg	Total	Net Tax
2022	3860	25850	29710	1387.86
2021	3860	25850	29710	1392.90

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



641 S WAYNE ST 43326

Occupancy 4 M/H on Real Estate *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2052	139760
	Subtotal			139760
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3650
Floor/Carpet	X	Plumbing	4200
Floor/Tile-Lino	L	Extra Features	5960
Number of Rooms	6	Total Value	153570
Bedrooms	4		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3600
Central A/C	A	Dwl/Gar/NC%	1.3700
Plumbing			
Standard	1		
Extra 3 Fixture	2		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/REAL	1 F/C	27X76	2052		MHD	2003FR	122860	.25		126240
2	Garage		20X30	600		C	2002AV	14400	.55		8880
3	Shed		10X16	160		D	2020AV	1540	.15		1310
4	Shed	*PP	10X14	140			2022AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		128.00	160	103	138	142	18180	18180

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