BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100083.0000 RES
HH95 2026

## sale

| | | |
|---|---|---|
| 2023 | WHEELER ROBERT W & AN | 1998-12-31 |
| 2024 | WHEELER ROBERT W & AN | 1998-12-31 |
| 2025 | WHEELER ROBERT W & AN | 1998-12-31 |
| 2026 | WHEELER ROBERT W & ANGE | 1998-12-31 LETSONS E 1/2 27 |
| | 127 E LYNN ST | 2WD |
| | | $48,000 |
| | KENTON OH 43326 | |

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

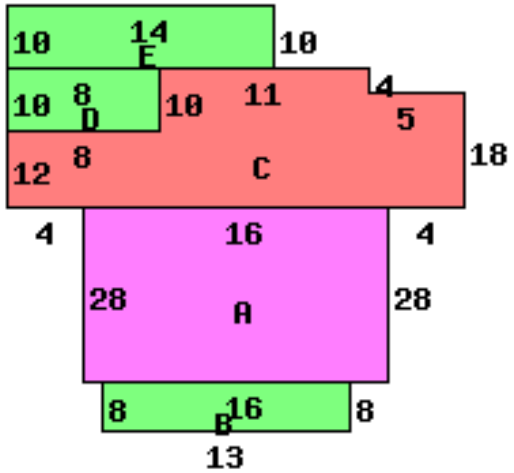
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 4170 | 4170 | 4170 | 4170 | | 4170 | 4800 | 4790 |
| Bldg100% | 58690 | 58690 | 58690 | 58690 | | 58690 | 82910 | 82900 |
| Totl100% | 62860t | 62860t | 62860t | 62860t | | 62860t | 87710t | 87690t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 1460 | 1460 | 1460 | 1460 | | 1460 | 1680 | 1680 |
| Bldg 35% | 20540 | 20540 | 20540 | 20540 | | 20540 | 29020 | 29010 |
| Totl 35% | 22000t | 22000t | 22000t | 22000t | | 22000t | 30700t | 30690t |
| Hmstd35% | | | | 22000 | | 22000 | 22000 | |
| Owner Oc | | | 19.40 | 19.40 | 19.40 | hmstd 1460 l | 20540 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 904.56 | 956.94 | 931.22 | 931.22 | 931.22 | | | |
| Sp-Asmnt | 21.07 | 30.76 | 30.76 | 30.76 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1HB | F | M | | 448 | | a | *MAIN |
| | OFP | P | | 104 | 3120 | b | PORCH |
| 1 | F/C | A | | 428 | | c | ADDTN |
| | EFP | P | | 80 | 3200 | d | PORCH |
| | DK | P | | 140 | 2100 | e | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 768 | 2 | 1998-12-31 | WHEELER ROBERT W & ANGEL | 2WD | 48000 | 3140 | 18600 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 1020 | 16680 | 17700 | 826.84 |
| 2021 | 1020 | 16680 | 17700 | 829.84 |

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




127 E LYNN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1H | | | | |
| Floor Level | Main | FRAME | 876 | 99850 |
| | Part Upper | FRAME | 448 | 24730 |
| | Basement | | 112 | 2470 |
| | Subtotal | | | 127050 |
| Shingle | Roof | GABLE | | |

| | 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 | | 1324 | | C- | OLD/AV | 123720 | .55 | | 76270 |
| 2 | Garage | F | 24X24 | 576 | | C | 1986AV | 13820 | .65 | | 6630 |

| | 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 |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | P P | Fireplaces | 2000 |
| Unfinished Wall | X | Extra Features | 8420 |
| Floor/Hardwood | X X | Total Value | 137470 |
| Floor/Tile-Lino | L | | |
| Number of Rooms | 1 5 2 | PUB SIDEWALK | |
| Bedrooms | 1 2 | | |
| | | Neighborhood: | |
| Fireplace | | Code: | 3600 |
| Openings | 1 | Dwl/Gar/NC% | 1.3700 |
| Stacks | 1 | | |
| Central Heat | A | | |
| FORCED AIR | | | |
| Plumbing | | | |
| Standard | 1 | | |

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