

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-110010.0000
EE42

RES
2025

sale

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

2022 FARMER VICKIE L	2012-07-16	
2023 FARMER VICKIE L	2012-07-16	
2024 FARMER VICKIE L	2012-07-16	
2025 FARMER VICKIE L	2012-07-16	WHITES 11
804 S DETROIT ST	LWD	
KENTON OH 43326	\$20,500	

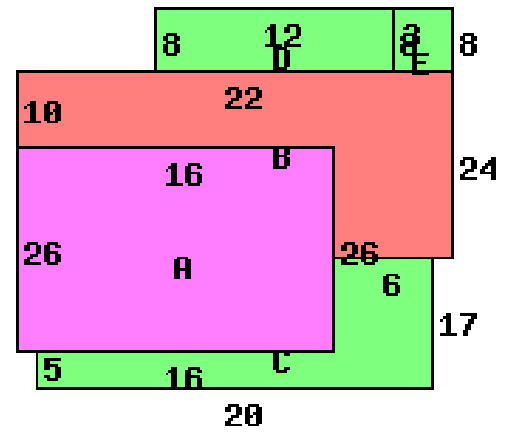
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4260	6110	6110	6100	6100
Bldg100%	36890	38110	38110	38110	38120
Totl100%	41140t	44230t	44230t	44230t	44220t
Cauv100%					
Tax Value:					
Land 35%	1490	2140	2140	2140	2140
Bldg 35%	12910	13340	13340	13340	13340
Totl 35%	14400t	15480t	15480t	15480t	15480t
Hmstd35%					
Owner Oc					
Hmstd RB	672.68	636.48	673.34	668.90	
Net Tax					
Sp-Asmnt	20.83	20.83	28.65	28.65	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		416			
1	F/C	A		304			ADDTN
	OFF	P		160	4800		PORCH
	FFP	P		96	3840		PORCH
	WDD	P		24	360		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
40	1	2026-01-20	HOPKINS JAYME ETAL	1CT *	0	6110	38110
312	1	2012-07-16	FARMER VICKIE L	LWD *	20500	4490	29110
123	1	2012-04-06	U S BANK NATIONAL ASSOC	LWD *	0	4490	29110
375	1	2004-06-30	QUAY GLEN R & FRED A M	LWD	37000	4370	27090
226	1	2004-04-29	CHASE MANHATTEN MORTGAGE	LSH	41000	4370	27090
193	1	2001-04-26	ORIAN SETH	LWD	52000	4370	23400
187	1	2001-04-23	WHITAKER CHARLES	LWD	39000	4370	23400
274	1	1997-05-16	SMITH MARY LOU	LWD	49000	4600	15260
338	1	1996-08-29	GOSSARD DONALD & RALPH N	1AF *	0	4600	15200
532	1	1996-08-29	GOSSARD DONALD	LWD	8500	4600	15200

Year	Land	Bldg	Total	Net Tax
2021	1490	12910	14400	675.14
2020	1490	12910	14400	586.40

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



804 S DETROIT ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	720 90500
	Part Upper	FRAME	416 22960
	Basement		104 2300
	Subtotal		115760
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Extra Features	9000
Unfinished Wall	X	Total Value	124760
Floor/Pine	X X		
Number of Rooms	1 4 2	PUB SIDEWALK	
Bedrooms	2		
Central Heat	A	Neighborhood:	
GRAV AIR		Code:	3600
Plumbing		Dwl/Gar/NC%	.9700
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	FtxFt	1136	Rate	C-	Cond	Value	Dpr	Dpr	Value
		effective	depth	depth	actual	effective	extended	value	value	true
front lot	frontage	54.00	132	94	120	113	6100	6100		