

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-110029.0000
EE40

RES
2025

sale

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

2022 WBML PROPERTIES LLC	2019-09-10
2023 WBML PROPERTIES LLC	2019-09-10
2024 WBML PROPERTIES LLC	2019-09-10
2025 WBML PROPERTIES LLC	2019-09-10
814 S DETROIT ST	1SH
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	560	560	560	560	560
Acres					
Land100%	4260	6110	6110	6110	6100
Bldg100%	41710	67310	67310	67310	67300
Totl100%	45970t	73430t	73430t	73430t	73400t
Cauv100%					
Tax Value:					
Land 35%	1490	2140	2140	2140	2140
Bldg 35%	14600	23560	23560	23560	23560
Totl 35%	16090t	25700t	25700t	25700t	25690t
Hmstd35%					
Owner Oc	15.60				
Hmstd RB					
Net Tax	736.02	1056.68	1117.88	1110.52	
Sp-Asmnt	20.95	20.95	31.72	31.72	

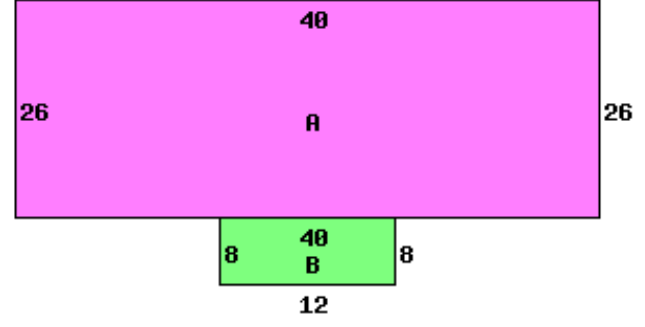
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1040	2880	b	PORCH
OFF	P			96			

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
312	1	2019-09-10	WBML PROPERTIES LLC	1SH *	0	4060	33490
294	1	2009-07-15	GORDON JEFFERY & CHRISTIN	1SD	60000	5110	54690
378	1	2007-07-24	MATHYS CARROL C & JOYCE	1WD	31000	4800	52170
401	1	2006-06-27	CENTER HOME EQUITY CO LL	1SD	34000	4800	52170
445	1	1998-08-05	BOGUE SAMMY J & TRACY L	1WD	59900	3200	310
605	1	1997-10-03	WEAVER PHILLIP L	1WD	3300	3200	310

Year	Land	Bldg	Total	Net Tax
2021	1490	14600	16090	738.76
2020	1490	14600	16090	639.50

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025

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814 S DETROIT ST 43326

Occupancy 4 M/H on Real Estate		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1040 104680
	Subtotal		104680
Shingle	Roof	GABLE	
Plaster/Drywall	D	Plumbing	2100
Floor/Carpet	X	Extra Features	2880
Floor/Tile-Lino	X	Total Value	109660
Number of Rooms	5		
Bedrooms	3	PUB ELECTRIC	
Central Heat	A	PUB GAS	
Plumbing		PUB WATER	
Standard	1	PUB SEWER	
Extra 3 Fixture	1	PUB PAVED ST/RD	
		Neighborhood:	
		Code:	3600
		Dwl/Gar/NC%	.9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	26X40	1040	MHD	1997GD	87730	.22	66380
2 Shed		12X16	192	D	1997GD	1840	.50	920
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		54.00	132	94	120	113	6100	6100