BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-130066.0000 RES
KK26 2026

sale

2023 FINK RANDALL L & SHEI		2022-08-08
2024 FINK RANDALL L & SHEI		2022-08-08
2025 FINK RANDALL L & SHEI		2022-08-08
2026 FINK RANDALL L & SHEILA		2022-08-08 LETSONS 4TH 169
309 GILBERT ST		1SD
		$99,999
KENTON OH 43326		

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

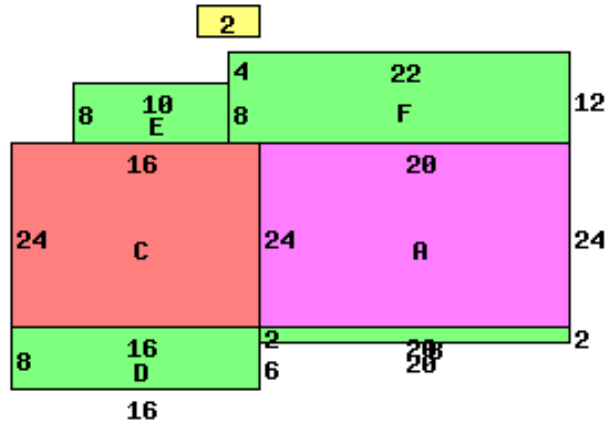
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5890	5890	5890	5890		5890	6770	6770
Bldg100%	83890	83890	83890	83890		83890	118490	118480
Totl100%	89770t	89770t	89770t	89770t		89770t	125260t	125250t
Cauv100%								
Tax Value:								
Land 35%	2060	2060	2060	2060		2060	2370	2370
Bldg 35%	29360	29360	29360	29360		29360	41470	41470
Totl 35%	31420t	31420t	31420t	31420t		31420t	43840t	43840t
Hmstd35%				31420		31420	31420	
Owner Oc	27.80	27.78	27.70	27.70	27.70	hmstd 2060 l 29360 b		
Hmstd RB		417.58	429.66	429.66	429.66			
Net Tax	1264.08	921.34	900.32	900.32	900.32			
Sp-Asmnt	31.38	43.24	33.24	33.24				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		480		a	*MAIN
	OH	P		40	1520	b	PORCH
1	F/C	A		384		c	ADDTN
	OFP	P		128	3840	d	PORCH
	DK	P		80	1200	e	PORCH
	DK	P		264	3960	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
402	1	2022-08-08	FINK RANDALL L & SHEILA A	1SD		99999	4110	63490
536	1	2010-11-19	HASTINGS ERIC C	1WD		60800	5430	23910
129	1	2008-03-14	KOBY ROWENA M	1WD	*	10000	5140	71430
373	1	2007-07-20	U S BANK NA TRUSTEE	1SH	*	40667	5140	71430
328	1	2004-06-10	ROSEBROOK KRISTIANA L	1WD		70000	4690	61090
466	1	1997-08-15	HORNER JOSHUA T	1QC		33000	4910	37660
563	1	1996-09-12	RURAL ECONOMIC & COMMUNI	1SH		32500	4910	34110
1005	0	1986-12-05			*	39900	0	19430

Year	Land	Bldg	Total	Net Tax
2022	1440	22220	23660	1105.24
2021	1440	22220	23660	1109.28

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



309 GILBERT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	864	98480
	Basement		480	9190
	Subtotal			107670
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	480 sq ft	Basement Finish	5350
Panelled Wall	X		Extra Features	10520
Floor/Pine	X		Total Value	123540
Floor/Carpet	X			
Floor/Tile-Lino	X		PUB PAVED ST/RD	
Number of Rooms	1 6		PUB ALLEY	
Bedrooms	3			
			Neighborhood:	
Central Heat	A		Code:	3600
ELECTRIC			Dwl/Gar/NC%	1.3700
Plumbing				
Standard	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1344		C	1973GD	123540	.30		118480
2	Shed	*PP 0	15X9	135			1988	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		55.00	120	89	138	123	6770	6770

Call Back: Sign: PSN Date: 2015-03-23 Lister: 06-130066.0000-v082020R