

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-130070.0000  
KK35

RES  
2025

sale

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

2022	LARGE JAMES M & ROSEM	2004-10-22
2023	LARGE JAMES M & ROSEM	2004-10-22
2024	LARGE JAMES M & ROSEM	2004-10-22
2025	LARGE JAMES M & ROSEMAR	2004-10-22
	326 LETSON AVE	1QC
	KENTON OH 43326	\$0

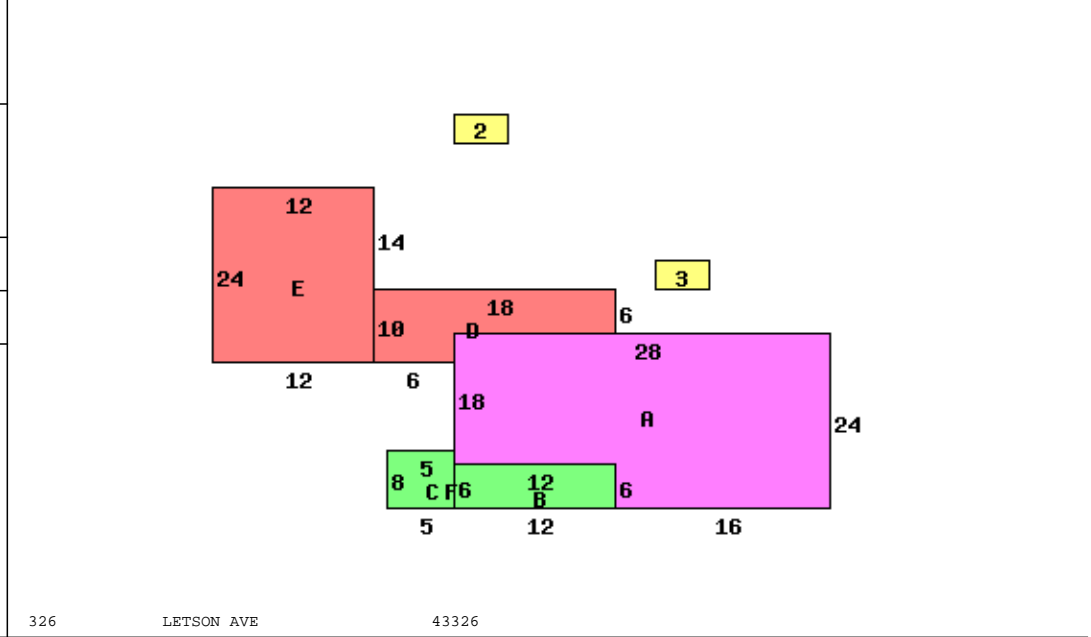
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	4630	6600	6600	6600	6600
Land100%	53940	64400	64400	64400	64410
Bldg100%	58570t	71000t	71000t	71000t	71010t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1620	2310	2310	2310	2310
Bldg 35%	18880	22540	22540	22540	22540
Totl 35%	20500t	24850t	24850t	24850t	24850t
Hmstd35%					
Owner Oc	19.88	22.00	21.96	21.90	
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	537.54	630.80	641.36	622.22	
Sp-Asmnt	31.07	31.07	40.60	30.60	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		600			
	EFP	P		72	2880	b	PORCH
	CAN	P		40	320	c	PORCH
1	F	A		132		d	ADDTN
1	F	A		288		e	ADDTN
	STP	P		40	160	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
493	1	2004-10-22	LARGE JAMES M & ROSEMARY	1QC *	0	3140	42060
220	1	2003-05-02	LARGE ROSEMARY L TRUSTEE	1QC *	0	3140	42060
219	1	2003-05-02	LARGE ROSEMARY L	1QC *	0	3140	42060
611	1	1997-10-08	LARGE JAMES M SR & ROSEM	1SD	38000	3310	14030
199	1	1997-04-18	MANNNS TONY & RAMONA	1SD	26700	3310	14030
37	1	1997-01-21	MANNNS J B	1WD	24300	3310	14030
961	1	1989-11-13		1UN *	0	0	14630
723	1	1988-09-01		1WD	24000	0	14630

Year	Land	Bldg	Total	Net Tax
2021	1620	18880	20500	539.52
2020	1620	18880	20500	467.00

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



Occupancy	1 Single Family	*DWELLING COMPUTATIONS		
Story Height	1	Sq-Ft	Value	
Floor Level	Main	FRAME	1020 102660	
Shingle	Subtotal	Roof	GABLE	102660
Plaster/Drywall	X	Extra Features	3360	
Floor/Pine	X	Total Value	106020	
Floor/Carpet	X			
Number of Rooms	3	PUB ALLEY		
Bedrooms	2			
Central Heat	A	Neighborhood:		
ELECTRIC		Code:	3600	
Plumbing		Dwl/Gar/NC%	.9700	
Standard	1			

Bldg Type	1 DWELLING	SHB+Cons	1 AF/C	DixHt	1020	Unit		Grade	C-	Blt/Renov	OLD/GD	Replace	95420	Phy	.40	Fnc	Dpr	True	55530
2 Garage	P	24X32	768					C	1999AV	20350	.55	8880	CONCRETE FL						
3 CARPORT	*PP	20X16	320						OLD/	0		0							
front lot		acres/	effective	depth	depth	actual	effective	extended	true	value	value	value	value						
		frontage	frontage	150	100	120	120	6600	6600										