BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-130071.0000 RES
KK28 2026

sale

2023 SHEPHERD ROBERT & DIX	2020-11-16	
2024 SHEPHERD ROBERT & DIX	2020-11-16	
2025 SHEPHERD ROBERT & DIX	2020-11-16	
2026 SHEPHERD ROBERT & DIXIE	2020-11-16	LETSONS 4TH 167
317 GILBERT ST	1SD	
	$88,500	
KENTON OH 43326		

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

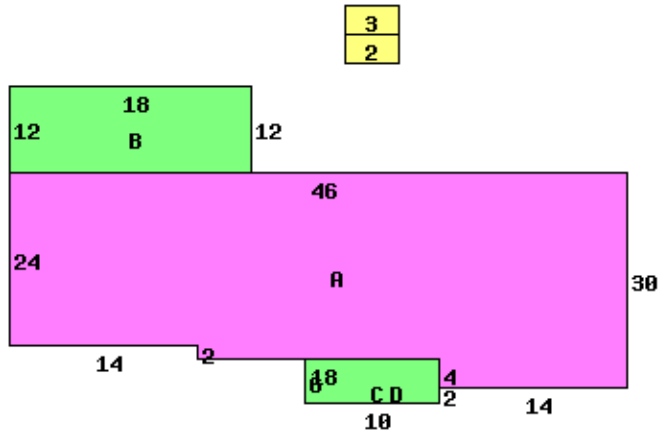
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5890	5890	5890	5890		5890	6770	6770
Bldg100%	80430	80430	80430	80430		80430	113110	113100
Totl100%	86310t	86310t	86310t	86310t		86310t	119890t	119870t
Cauv100%								
Tax Value:								
Land 35%	2060	2060	2060	2060		2060	2370	2370
Bldg 35%	28150	28150	28150	28150		28150	39590	39590
Totl 35%	30210t	30210t	30210t	30210t		30210t	41960t	41950t
Hmstd35%								
Owner Oc	26.74	26.70	26.64	26.64	26.64			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	846.44	869.78	849.10	849.10	849.10			
Sp-Asmnt	31.28	42.40	32.40	32.40				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1224		a	*MAIN
	CVP	P		216	4970	b	PORCH
	STP	P		60	240	c	PORCH
	CAN	P		60	480	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
536	1	2020-11-16	SHEPHERD ROBERT & DIXIE	1SD		88500	4110	63370
409	1	2014-09-19	THOMAS DOW	1WD		32000	4290	56860
154	1	2013-04-09	WIRBEL JUDITH L	1QC	*	0	4290	56860
337	0	1986-05-15			*	0	0	19510

Year	Land	Bldg	Total	Net Tax
2022	1440	22180	23620	680.22
2021	1440	22180	23620	682.76

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



317 GILBERT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1224	104800
	Subtotal			104800
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	5690
Panelled Wall	X	Total Value	110490
Floor/Hardwood	X		
Floor/Carpet	X	PUB PAVED ST/RD	
Floor/Concrete	X	PUB ALLEY	
Floor/Tile-Lino	L		
Number of Rooms	5	Neighborhood:	
Bedrooms	2	Code:	3600
		Dwl/Gar/NC%	1.3700
Central Heat	A		
FORCED AIR			
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 F/C		1224		C-	OLD/VG	99440	.30		95360
2	Garage		24X30	720		C	2014AV	17280	.30		16570
3	Lean-To		12X16	192		D	2022AV	1230	.05		1170

	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:

06-130071.0000-v082020R