BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-130084.0000 RES
KK16 2026

sale

2023	MOORE JAMES A & BARBA	1998-10-13
2024	MOORE JAMES A & BARBA	1998-10-13
2025	MOORE JAMES A & BARBA	1998-10-13
2026	MOORE JAMES A & BARBARA	1998-10-13 LETSONS 4TH W PT 150-152
	955 WILSON ST	1WD
		$55,000
	KENTON OH 43326	

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

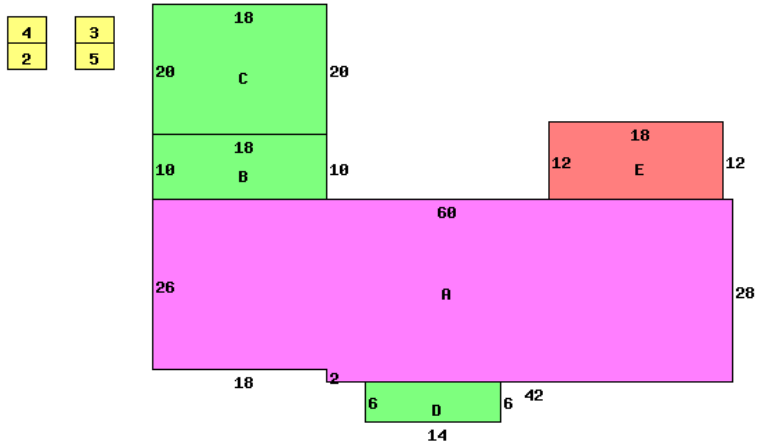
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	9740	9740	9740	9740		9740	11200	11200
Bldg100%	104400	104400	104400	104400		104400	146890	146880
Totl100%	114140t	114140t	114140t	114140t		114140t	158090t	158080t
Cauv100%								
Tax Value:								
Land 35%	3410	3410	3410	3410		3410	3920	3920
Bldg 35%	36540	36540	36540	36540		36540	51410	51410
Totl 35%	39950t	39950t	39950t	39950t		39950t	55330t	55330t
Hmstd35%	36630	36630	38080	38080		38080	52750	
Owner Oc	32.42	32.38	33.56	33.56	33.56	hmstd 3410 l	34670 b	
Hmstd RB								
Net Tax	1610.18	1705.32	1692.70	1692.70	1692.70			
Sp-Asmnt	40.01	53.79	35.79	35.79				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1644		a	*MAIN
	EFP	P		180	7200	b	PORCH
	PAT	P		360	1080	c	PORCH
	OFP	P		84	2520	d	PORCH
1	F/C	A		216		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
594	1	1998-10-13	MOORE JAMES A & BARBARA	1WD	55000	6970	36970
433	1	1998-09-29	MOORE JAMES A ETAL	1CT *	0	6970	36970

Year	Land	Bldg	Total	Net Tax
2022	2380	32120	34500	1580.94
2021	2380	32120	34500	1586.80

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



955 WILSON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1860	131650
	Subtotal			131650
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	3260
Panelled Wall	X	Extra Features	10800
Floor/Hardwood	X	Total Value	145710
Floor/Carpet	X		
Number of Rooms	6	PUB PAVED ST/RD	
Bedrooms	3	PUB ALLEY	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3600
Central A/C	A	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	F/C		1860		C	1960GD	145710	.37		125760
2	Garage			20X30	600		C	1960AV	14400	.65		6910
3	Garage		F	36X24	864		C	1999AV	20740	.55		12790
4	Lean-To			10X16	160		C	1965AV	1280	.65		450
5	P		RFX	6X36	216		C	1999AV	2160	.55		970

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		83.00	165	105	138	145	12040	11200	Excess Fro

Call Back: Sign: PSN Date: 2015-03-23 Lister: