

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150059.0000
DD05

COM
2025

sale

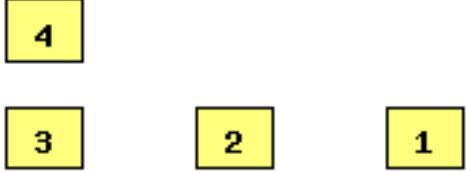
2022 CARTER JONES LUMBER C	
2023 WPM INVESTMENTS LLC	2022-07-07
2024 WPM INVESTMENTS LLC	2022-07-07
2025 GODWIN ANDREW T & HEATH	2024-10-23 PT OL 54-57 10040 10292
880 - 890 FONTAINE ST	1WD 5.179A
KENTON OH 43326	\$363,057

Eff Rate:-	57.45	53.98	56.47	56.17	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	499	499	499	499	499
Acres	5.2700	5.2700	5.1790	5.1790	
Land100%	64290	85710	85710	85710	85700
Bldg100%	278170	251060	251060	251060	251070
Totl100%	342460t	336770t	336770t	336770t	336770t
Cauvl00%					
Tax Value:					
Land 35%	22500	30000	30000	30000	29990
Bldg 35%	97360	87870	87870	87870	87870
Totl 35%	119860t	117870t	117870t	117870t	117870t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	6886.14	6362.18	6655.90	6621.08	
Sp-Asmnt	490.53	490.53	520.78	520.78	

LISTED WITH GEYER NOAKES REALTY FOR 450,000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
464	1	2024-10-23	GODWIN ANDREW T & HEATHER	1WD	363057	85710	251060
346	1	2022-07-07	WPM INVESTMENTS LLC	1WD	311185	64290	278170
Year	Land	Bldg	Total	Net Tax			
2021	22500	97360	119860	6934.82			
2020	22500	97360	119860	6199.46			

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



880 - 890 FONTAINE ST 43326

Neighborhood: 3600
Code: .9700
Dwl/Gar/NC%

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True		
		FtxPt	Area	Rate	Grade	Cond	Value	Dpr	Dpr	Value
1 RET/STORA	1	148X60	8880	42.79	C	1977FR	379980	.60	.20	121590
2 RET/STORA	1	146X60	8760	34.97	C	1977FR	306340	.60	.20	98030
3 STORAGE	1	118X54	6372	13.13	C	1977FR	83660	.80	.20	13390
4 STORAGE	1	158X32	5056	13.80	C	1977FR	69770	.80	.20	11160
5 FENCE 6'			2200	13.50	C	1977AV	29700	.80		5940
6 DOCK			400	12.00	C	1977AV	4800	.80		960
7 Paving	*NV		2000			1977AV	0			0

site value	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.3300				20000		26600	26600
site value	3.8490				15000		59100	59100

Call Back: Sign: PSN Date: 2015-02-17 Lister: 06-150059.0000-v082020R