BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150059.0000 COM
DD05 2026

sale

2023 WPM INVESTMENTS LLC	2022-07-07	
2024 WPM INVESTMENTS LLC	2022-07-07	
2025 GODWIN ANDREW T & HEA	2024-10-23	
2026 GODWIN ANDREW T & HEATH	2024-10-23 PT OL 54-57 10040 10292	
880 - 890 FONTAINE ST	1WD	5.179A
	$363,057	
KENTON OH 43326		

Eff Rate: – 53.98 — 56.47 — 56.17 — 56.17 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	499	499	499	499	499	499	499
Acres	5.2700	5.1790	5.1790	5.1790			
Land100%	85710	85710	85710	85710	85710	102830	102840
Bldg100%	251060	251060	251060	251060	251060	301290	301290
Totl100%	336770t	336770t	336770t	336770t	336770t	404110t	404130t
Cauv100%							
Tax Value:							
Land 35%	30000	30000	30000	30000	30000	35990	35990
Bldg 35%	87870	87870	87870	87870	87870	105450	105450
Totl 35%	117870t	117870t	117870t	117870t	117870t	141440t	141450t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	6362.18	6655.90	6621.08	6621.08			
Sp-Asmnt	490.53	520.78	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
2022	22500	97360	119860	6886.14
2021	22500	97360	119860	6934.82

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



880 - 890 FONTAINE ST 43326

Neighborhood:	
Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	RET/STORA	1	148X60	8880	51.34	C	1977FR	379980	.60	.20	145910
2	RET/STORA	1	146X60	8760	41.96	C	1977FR	306340	.60	.20	117640
3	STORAGE	1	118X54	6372	15.75	C	1977FR	83660	.80	.20	16070
4	STORAGE	1	158X32	5056	16.56	C	1977FR	69770	.80	.20	13390
5	FENCE 6'			2200	16.20	C	1977AV	29700	.80		7130
6	DOCK			400	14.40	C	1977AV	4800	.80		1150
7	Paving	*NV		2000			1977AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.3300				20000		26600	31920
site value	3.8490				15000		59100	70920

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