

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150088.0000
ZZ08

RES
2025

sale

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

2022 WATT ROBERT L & LINDA	2018-07-31
2023 WATT ROBERT L & LINDA	2018-07-31
2024 WATT ROBERT L & LINDA	2018-07-31
2025 WATT ROBERT L & LINDA D	2018-07-31
1109 FONTAINE ST	3SD 252 LETSONS 4TH PT VAC ALLEY
KENTON OH 43326	\$90,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	5690	8200	8200	8200	8190
Land100%	77970	91310	91310	91310	91300
Bldg100%	83660t	99510t	99510t	99510t	99490t
Totl100%					
Cauv100%					

2026 THE WATT FAMILY REVOCAB	2025-04-24
1109 FONTAINE ST	3QC
KENTON OH 43326	

Tax Value:					
Land 35%	1990	2870	2870	2870	2870
Bldg 35%	27290	31960	31960	31960	31950
Totl 35%	29280t	34830t	34830t	34830t	34820t
Hmstd35%	22400	32150	32150	32150	
Owner Oc	21.72	28.46	28.42	28.34	hmstd 2870 l 29280 b
Hmstd RB					
Net Tax	1346.04	1403.62	1486.60	1476.68	
Sp-Asmnt	147.17	147.17	159.25	159.25	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		380		b	ADDTN
1	F/C	A		388		c	ADDTN
1	F/C	A		144		d	PORCH
	OFF	P		360	10800	e	PORCH
	OFF	P		309	9270		

ANNEXED FROM 04-220017 FOR 2013 DUPLICATE
garage is actually on parcel 06-150089

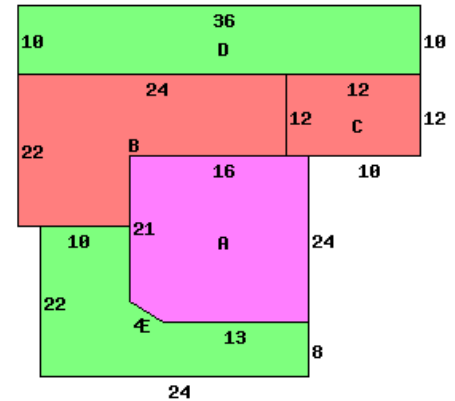
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
188	3	2025-04-24	THE WATT FAMILY REVOCABLE	3QC *	0	8200	91310
369	3	2018-07-31	WATT ROBERT L & LINDA D	3SD	90000	5430	46940
91	2	2018-03-14	MCCULLOUGH PROPERTIES LLC	2WD *	0	5430	46940

Year	Land	Bldg	Total	Net Tax
2021	1990	27290	29280	1351.02
2020	1990	27290	29280	1170.46

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
608 LETSON SUB - KENTON CORP			XA/2025

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1109 FONTAINE ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	912 99880
	Part Upper	FRAME	380 21500
	Roof	GABLE	Subtotal 121380
Shingle	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	2280
Floor/Pine	X X	Extra Features	20070
Number of Rooms	4 2	Total Value	143730
Bedrooms	2		
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PUB GAS	
Central A/C	A	PUB WATER	
Plumbing		PRIV SEWER	
Standard	1	Neighborhood:	
		Code:	3600
		Dwl/Gar/NC%	.9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	1292	Rate	Grade	Cond	Value	Dpr	Dpr
2 Shed		12X16	192	D	1994AV	1840	.60	740
3 Pole Build		24X24	576	C	2018AV	8640	.20	6910 CONCRET FL ELECTRIC
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		63.00	178	108	120	130	8190	8190

Call Back: Sign: PSN Date: 2015-02-25 Lister:

06-150088.0000-v082020R