BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150088.0000 RES
ZZ08 2026

sale

2023	WATT ROBERT L & LINDA	2018-07-31	
2024	WATT ROBERT L & LINDA	2018-07-31	
2025	WATT ROBERT L & LINDA	2018-07-31	
2026	WATT ROBERT L & LINDA D	2018-07-31	LETSONS 4TH PT VAC ALLEY
	1109 FONTAINE ST	3SD 252	
		$90,000	
	KENTON OH 43326		

2027	THE WATT FAMILY REVOCAB	2025-04-24	
	1109 FONTAINE ST	3QC	
	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%	8200	8200	8200	8200		8200	9400	9390
Bldg100%	91310	91310	91310	91310		91310	125800	125800
Totl100%	99510t	99510t	99510t	99510t		99510t	135200t	135190t
Cauv100%								
Tax Value:								
Land 35%	2870	2870	2870	2870		2870	3290	3290
Bldg 35%	31960	31960	31960	31960		31960	44030	44030
Totl 35%	34830t	34830t	34830t	34830t		34830t	47320t	47320t
Hmstd35%	32150	32150	32150	32150		32150	44640	
Owner Oc	28.46	28.42	28.34	28.34	28.34	hmstd 2870 l	29280 b	
Hmstd RB								
Net Tax	1403.62	1486.60	1476.68	1476.68	1476.68			
Sp-Asmnt	147.17	159.25	159.25	159.25				

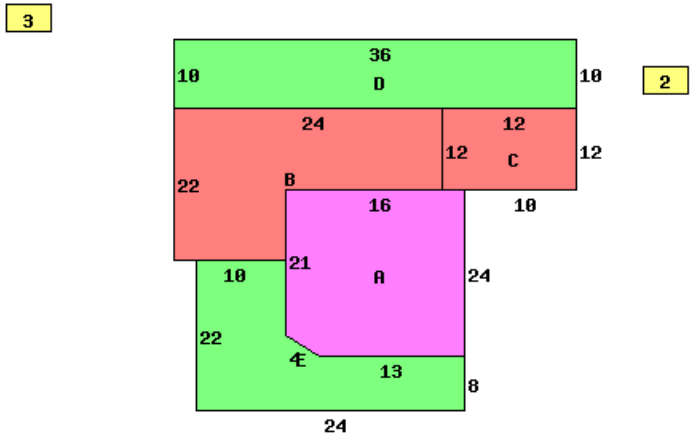
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		380		a	*MAIN
1	F/C	A		388		b	ADDTN
1	F/C	A		144		c	ADDTN
	OFP	P		360	10800	d	PORCH
	OFP	P		309	9270	e	PORCH

ANNEXED FROM 04-220017 FOR 2013 DUPLICATE

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	1990	27290	29280	1346.04
2021	1990	27290	29280	1351.02

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



1109 FONTAINE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	912	99880
	Part Upper	FRAME	380	21500
	Subtotal			121380
Shingle	Roof	GABLE		

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		
			PUB ELECTRIC	
Central Heat	A		PUB GAS	
FORCED AIR			PUB WATER	
Central A/C	A		PRIV SEWER	
Plumbing				
Standard	1		Neighborhood:	
			Code:	3600
			Dwl/Gar/NC%	1.3700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1H F/C		1292		C	OLD/GD	143730	.40		118150	
2	Shed		12X16	192		D	1994AV	1840	.60		740	
3	Pole Build		24X24	576		C	2018AV	8640	.20		6910	CONCRET FL ELECTRIC

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		63.00	178	108	138	149	9390	9390

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