

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-160003.0000
KK15

RES
2025

sale

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

2022 HOUSER MORGAN	2021-10-21
2023 HOUSER MORGAN	2021-10-21
2024 HOUSER MORGAN	2021-10-21
2025 HOUSER MORGAN	2021-10-21 DAUMS SUB 3
940 WILSON ST	1WD
KENTON OH 43326	\$89,900

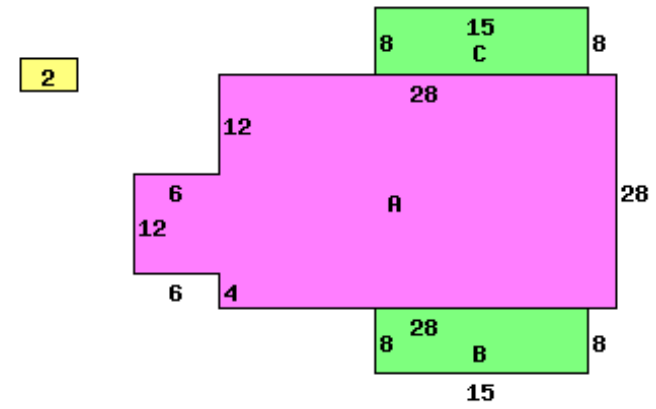
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	3800	5510	5510	5510	5500
Land100%	44490	75310	75310	75310	75320
Bldg100%	48290t	80830t	80830t	80830t	80820t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1330	1930	1930	1930	1920
Bldg 35%	15570	26360	26360	26360	26360
Totl 35%	16900t	28290t	28290t	28290t	28290t
Hmstd35%					
Owner Oc	16.40	25.04	25.00	24.94	
Hmstd RB					
Net Tax	773.06	1138.14	1205.54	1197.48	
Sp-Asmnt	30.98	30.98	42.35	32.35	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		856			
	OFF	P		120	3600	b	PORCH
	DK	P		120	1800	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
572	1	2021-10-21	HOUSER MORGAN	1WD	89900	3800	44490
207	1	2021-05-14	MANN'S EDDIE	1WD	36000	3800	44490
531	1	2007-10-01	CONNELL HOWARD	1WD	11001	4800	28740
605	1	2006-10-02	U S BANK NATIONAL ASSOC	1SH	25000	4800	28740
561	1	2000-09-25	MARLING HEATH L & HOLLY	1FD	26000	4340	21260

Year	Land	Bldg	Total	Net Tax
2021	1330	15570	16900	792.34
2020	1330	15570	16900	688.22

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



940 WILSON ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	856	97570
Shingle	Subtotal	97570
Plaster/Drywall	FRAME	
Floor/Hardwood		
Floor/Carpet		
Floor/Tile-Lino	GABLE	
Number of Rooms		
Bedrooms		
Central Heat		
FORCED AIR		
Plumbing		
Standard		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			Cond	Value	Dpr	Dpr	Value
2 Garage		14X22	308	C-	1950GD	.40	-.35	72810
				C	1950AV	.65		2510
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	rate	rate	value	value	
		55.00	106	83	120	5500	5500	

Extra Features	5400
Total Value	102970
Neighborhood:	
Code:	3600
Dwl/Gar/NC%	.9700