BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-160003.0000 RES
KK15 2026

sale

2023 HOUSER MORGAN	2021-10-21	
2024 HOUSER MORGAN	2021-10-21	
2025 HOUSER MORGAN	2021-10-21	
2026 HOUSER MORGAN	2021-10-21	DAUMS SUB 3
940 WILSON ST	1WD	
	$89,900	
KENTON OH 43326		

Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

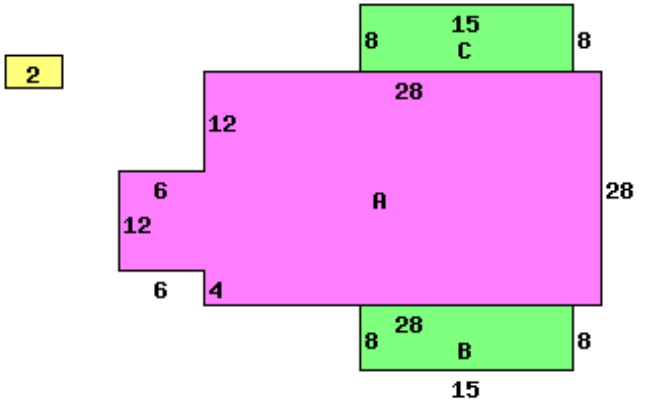
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5510	5510	5510	5510		5510	6340	6330
Bldg100%	75310	75310	75310	75310		75310	106370	106380
Totl100%	80830t	80830t	80830t	80830t		80830t	112710t	112710t
Cauv100%								
Tax Value:								
Land 35%	1930	1930	1930	1930		1930	2220	2220
Bldg 35%	26360	26360	26360	26360		26360	37230	37230
Totl 35%	28290t	28290t	28290t	28290t		28290t	39450t	39450t
Hmstd35%								
Owner Oc	25.04	25.00	24.94	24.94	24.94			
Hmstd RB								
Net Tax	1138.14	1205.54	1197.48	1197.48	1197.48			
Sp-Asmnt	30.98	42.35	32.35	32.35				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		856		a	*MAIN
	OFP	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	MANNS 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
2022	1330	15570	16900	773.06
2021	1330	15570	16900	792.34

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	856	97570
	Subtotal			97570
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	5400
Floor/Hardwood	X	Total Value	102970
Floor/Carpet	X		
Floor/Tile-Lino	L		
Number of Rooms	5	Neighborhood:	
Bedrooms	2	Code:	3600
		Dwl/Gar/NC%	1.3700
Central Heat	A		
FORCED AIR			
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		856		C-	1950GD	92670	.40	-.35	102840
2	Garage		14X22	308		C	1950AV	7390	.65		3540

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		55.00	106	83	138	115	6330	6330

Call Back: Sign: PSN Date: 2015-03-23 Lister: 06-160003.0000-v082020R