BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-160009.0000 RES
KK10 2026

sale

2023 MADISON FRANKLIN L &	2021-02-03	
2024 MADISON FRANKLIN L &	2021-02-03	
2025 MADISON FRANKLIN L &	2021-02-03	
2026 MADISON FRANKLIN L & VA	2021-02-03	DAUMS SUB S 1/2 8 ALL 9
935 DAUM ST	1WD	N1/2 10
	$102,000	
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%	10030	10030	10030	10030		10030	11540	11550
Bldg100%	69340	69340	69340	69340		69340	97940	97930
Totl100%	79370t	79370t	79370t	79370t		79370t	109490t	109480t
Cauv100%								
Tax Value:								
Land 35%	3510	3510	3510	3510		3510	4040	4040
Bldg 35%	24270	24270	24270	24270		24270	34280	34280
Totl 35%	27780t	27780t	27780t	27780t		27780t	38320t	38320t
Hmstd35%								
Owner Oc	24.58	24.56	24.48	24.48	24.48			
Hmstd RB								
Net Tax	1117.64	1183.78	1175.90	1175.90	1175.90			
Sp-Asmnt	54.17	62.20	32.20	32.20				

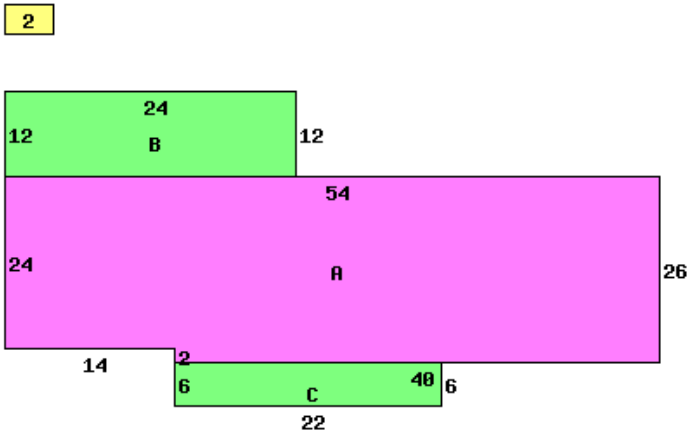
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1376		a	*MAIN
	PAT	P		288	860	b	PORCH
	OFP	P		132	3960	c	PORCH

#: 19&20 L/W
2011 duplicate combined parcels
061600190000
061600200000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
36	1	2021-02-03	MADISON FRANKLIN L & VALE	1WD		102000	6970	60630
83	2	2011-03-08	MIDWEST ENTERPRISE OFFICE	2WD	*	23000	6860	56090
468	2	2010-10-08	HOUSEHOLD REALTY CORP	2SH	*	35000	6860	56090
165	2	2004-04-19	ALBERDING KENNETH	2QC	*	0	5890	46510
391	2	1998-07-11	ALBERDING KENNETH & LAUR	2WD		47500	5310	30800

Year	Land	Bldg	Total	Net Tax
2022	2440	21220	23660	1082.28
2021	2440	21220	23660	1109.28

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



935 DAUM ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1376	109450
	Subtotal			109450
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2390
Floor/Hardwood	X	Plumbing	2100
Floor/Tile-Lino	X	Extra Features	4820
Number of Rooms	6	Total Value	118760
Bedrooms	3		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3600
Central A/C	A	Dwl/Gar/NC%	1.3700
Plumbing			
Standard	1		
Extra 3 Fixture	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		1376		C-	1955GD	106880	.37		92250
2	Garage		18X24	432		C	1955GD	10370	.60		5680

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		108.00	106	83	138	115	12420	11550	Excess Fro

Call Back: Sign: PSN Date: 2015-03-23 Lister: