BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-170007.0000 RES
JJ06 2026

sale

2023	STEED ALICE M	2015-06-01
2024	STEED ALICE M	2015-06-01
2025	STEED ALICE M	2015-06-01
2026	STEED ALICE M	2015-06-01 10292 10040 12.30A
	265 GILMORE (REAR) RD	1CT
		$0
	KENTON OH 43326	

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

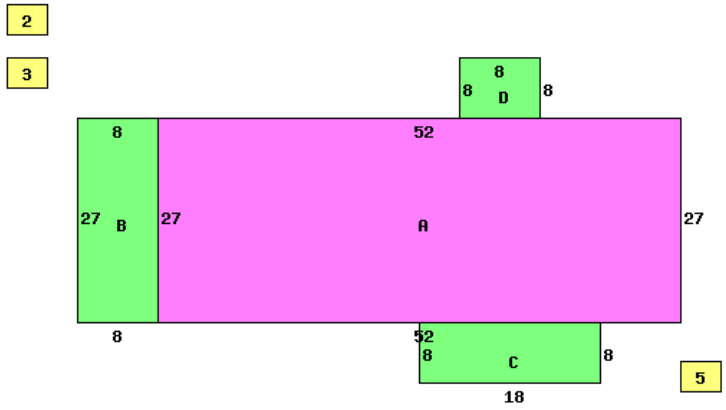
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	12.3000	12.3000	12.3000	12.3000	12.3000			
Land100%	40000	40000	40000	40000		40000	42230	42240
Bldg100%	69970	69970	69970	69970		69970	96200	96200
Totl100%	109970t	109970t	109970t	109970t		109970t	138430t	138440t
Cauv100%								
Tax Value:								
Land 35%	14000	14000	14000	14000		14000	14780	14780
Bldg 35%	24490	24490	24490	24490		24490	33670	33670
Totl 35%	38490t	38490t	38490t	38490t		38490t	48450t	48450t
Hmstd35%	27510	27510	27510	27510		27510	37480	
Owner Oc	24.34	24.32	24.26	24.26	24.26	hmstd 5250 l	22260 b	
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	1189.28	1232.32	1209.26	1209.26	1209.26			
Sp-Asmnt	21.74	35.09	35.09	35.09				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1404		a	*MAIN
	DK	P		216	3240	b	PORCH
	STP	P		144	580	c	PORCH
	PAT	P		64	190	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
228	1	2015-06-01	STEED ALICE M	1CT *	0	25460	50690
616	1	1995-07-07	STEED CURTIS L & ALICE M	1WD	10000	16800	3310

Year	Land	Bldg	Total	Net Tax
2022	9660	19110	28770	922.60
2021	9660	19110	28770	925.98

p r o j e c t			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



265 GILMORE RD REAR 43326

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1404	111000
	Basement		700	13260
	Subtotal			124260
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	Fireplaces	2000
Unfinished Wall	X		Air Conditioning	2460
Floor/Carpet		X	Plumbing	2100
Floor/Concrete	X		Extra Features	4010
Floor/Tile-Lino		X	Total Value	134830
Number of Rooms	1	6		
Bedrooms		3	PUB PAVED ST/RD	
			PUB SIDEWALK	
Fireplace				
Openings	1		Neighborhood:	
Stacks	1		Code:	3600
Central Heat		A	Dwl/Gar/NC%	1.3700
FORCED AIR				
Central A/C		A		
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	MH/REAL	1 F/C	27X52	1404		MHD	1996AV	107860	.24	.20	89840
2	Flat Barn		20X50	1000		D	OLD/FR	9600	.80	.50	960
3	Pole Build		30X30	900		C	2003AV	10800	.50		5400
4	Shed	*NV	8X42	336			OLD/	0			0
5	POND	*.31A		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	9.5000				5000	2630	24990	24990
road	1.8000							

Call Back: Sign: PSN Date: 2015-11-12 Lister: