

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-170022.0000  
JJ18

RES  
2025

sale

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

2022 PATTON EDGAR B & GLOR	1991-05-31				
2023 MURRAY JOHN M	2022-08-24				
2024 MURRAY JOHN M	2022-08-24				
2025 MURRAY JOHN M	2022-08-24	10040-10292	1.868A		
1480 & 1482 S MAIN ST	LWD				
KENTON OH 43326	\$280,000				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.8700	1.8700	1.8700	1.8700	
Land100%	15200	19340	19340	19340	19350
Bldg100%	122400	174230	174230	174230	174240
Totl100%	137600t	193570t	193570t	193570t	193590t
Cauv100%					
Tax Value:					
Land 35%	5320	6770	6770	6770	6770
Bldg 35%	42840	60980	60980	60980	60980
Totl 35%	48160t	67750t	67750t	67750t	67760t
Hmstd35%	35070				
Owner Oc	34.02				
Hmstd RB	400.22				
Net Tax	1815.48	2785.66	2946.94	2927.52	
Sp-Asmnt	22.57	22.57	41.17	41.17	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		684		a	*MAIN
	OFFP	A		324	9720	b	PORCH
1	F/C	A		36		c	ADDTN
1	F/C	A		16		d	ADDTN
1	OFFP	P		240		e	PORCH
	EFP	P		96	2880	f	PORCH
				42	1680	g	PORCH

FLAT BARN IS ED PATTON LOCK & KEY #2 has been renovated into a makeshift apt with 2 bedrooms and 1 bath. It has been manually priced.

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
438	1	2022-08-24	MURRAY JOHN M	LWD	280000	15200	122400
418	2	1991-05-31		2UN *	43000	0	33000

Year	Land	Bldg	Total	Net Tax
2021	5320	42840	48160	1822.16
2020	5320	42840	48160	1579.16

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



1480 & 1482 S MAIN ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 2			
Floor Level	Main	FRAME	976 102460
	Full Upper	FRAME	684 53180
	Basement		342 6650
	Subtotal		162290
Metal	Roof	GABLE	
Plaster/Drywall	X X		Plumbing 1400
Unfinished Wall	X		Extra Features 14280
Floor/Hardwood	X X		Total Value 177970
Floor/Pine	X		
Number of Rooms	1 4 4		PUB ELECTRIC
Bedrooms	3		PUB GAS
Central Heat	A		PRIV WATER
ELECTRIC			PRIV SEWER
Plumbing			PUB PAVED ST/RD
Standard	1		Neighborhood:
Extra 2 Fixture	1		Code: 3600
			Dwl/Gar/NC% .9700

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	1660		C+	1908GD	195770	.40		113940
2 Flat Barn		30X40	1200	D	OLD/GD	31510	.50		15760
3 Garage	*SV 0	10X18	180		OLD/	200			200
4 Shop-Stud	*	40X60	2400	C	1999AV	73300	.40		43980 CONCRETE FL ELECTRIC PLUMBING
5 P	PAT	10X20	200	C	2009AV	600	.40		360
acres/	effective	depth	depth	actual	effective	extended	true		
frontage	frontage	depth	factor	rate	rate	value	value		
homesite	1.0000			15000	15000	15000	15000		
small acreage	.8700			5000	5000	4350	4350		