

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-040056.0000  
CC106

RES  
2025

sale

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

|                      |                            |
|----------------------|----------------------------|
| 2022 HATCHER JAMES R | 2019-10-08                 |
| 2023 HATCHER JAMES R | 2019-10-08                 |
| 2024 HATCHER JAMES R | 2019-10-08                 |
| 2025 HATCHER JAMES R | 2019-10-08 RIVERSIDE 96-97 |
| 502 SMITH AVE        | 1QC                        |
| KENTON OH 43326      | \$0                        |

|            |        |         |         |         |        |
|------------|--------|---------|---------|---------|--------|
| Tax Year   | 2022   | 2023    | 2024    | 2025    | CAMA   |
| Prop Cls   | 510    | 510     | 510     | 510     | 510    |
| Acres      | 6490   | 9310    | 9310    | 9310    | 9310   |
| Land100%   | 48740  | 60660   | 60660   | 60660   | 60650  |
| Bldg100%   | 55230t | 69970t  | 69970t  | 69970t  | 69960t |
| Totl100%   |        |         |         |         |        |
| Cauvl00%   |        |         |         |         |        |
| Tax Value: |        |         |         |         |        |
| Land 35%   | 2270   | 3260    | 3260    | 3260    | 3260   |
| Bldg 35%   | 17060  | 21230   | 21230   | 21230   | 21230  |
| Totl 35%   | 19330t | 24490t  | 24490t  | 24490t  | 24490t |
| Hmstd35%   |        |         |         |         |        |
| Owner Oc   |        |         |         |         |        |
| Hmstd RB   |        |         |         |         |        |
| Net Tax    | 902.98 | 1006.94 | 1065.26 | 1058.22 |        |
| Sp-Asmnt   | 22.47  | 22.47   | 31.93   | 31.93   |        |

|      |      |      |      |       |       |   |       |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1 Q  | F/C  | M    |      | 588   |       |   |       |
| 1    | F/C  | A    |      | 546   |       | b | ADDTN |
|      | OFF  | P    |      | 154   | 4620  | c | PORCH |

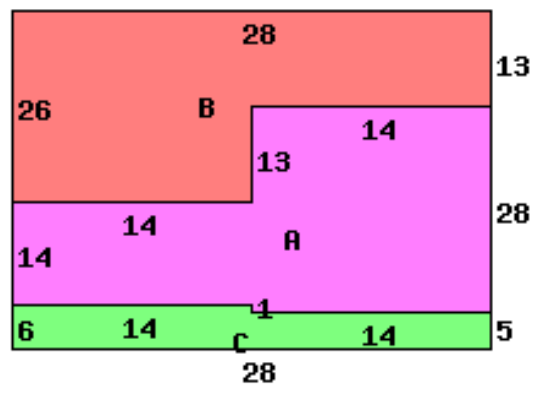
#: 57, L/W  
060400570000

| Sale# | #p | sale date  | To                       | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 377   | 1  | 2019-10-08 | HATCHER JAMES R          | 1QC *         | 0      | 6170    | 38970   |
| 19    | 1  | 2014-01-21 | HATCHER JAMES R & ALISHA | 1ED *         | 15000  | 6800    | 45630   |
| 336   | 1  | 2004-07-29 | HATCHER JULIA M          | 1CT *         | 0      | 5910    | 41110   |

| Year | Land | Bldg  | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 2270 | 17060 | 19330 | 906.26  |
| 2020 | 2270 | 17060 | 19330 | 787.16  |

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

2



502 SMITH AVE 43326

|                           |                        |        |
|---------------------------|------------------------|--------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS |        |
| Story Height 1Q           | Sq-Ft                  | Value  |
| Floor Level               | 1134                   | 104660 |
| Main                      | 588                    | 9910   |
| Qtr Story                 |                        | 114570 |
| Subtotal                  |                        |        |
| Shingle                   | Roof                   | GABLE  |
| Plaster/Drywall           | P                      | P      |
| Panelled Wall             | X                      |        |
| Floor/Pine                | X                      | X      |
| Floor/Carpet              | X                      |        |
| Floor/Tile-Lino           | L                      |        |
| Number of Rooms           | 7                      | 3      |
| Bedrooms                  | 4                      |        |
| Central Heat              | A                      |        |
| FORCED AIR                |                        |        |
| Central A/C               | A                      |        |
| Plumbing                  |                        |        |
| Standard                  | 1                      |        |
|                           | Air Conditioning       | 3030   |
|                           | Extra Features         | 4620   |
|                           | Total Value            | 122220 |
|                           | PUB SIDEWALK           |        |
|                           | Neighborhood:          |        |
|                           | Code:                  | 3600   |
|                           | Dwl/Gar/NC%            | .9700  |

| Bldg Type  | SHB+Cons | DixHt     | Area  | Unit   | Grade     | Blt/Renov | Replace | Phy        | Fnc | True  |  |
|------------|----------|-----------|-------|--------|-----------|-----------|---------|------------|-----|-------|--|
| 1 DWELLING | 1 QF/C   | 28X32     | 1134  | Rate   | C         | COND      | Value   | Dpr        | Dpr | Value |  |
| 2 Garage   |          |           | 896   |        | C         | OLD/AV    | 21500   | .65        |     | 7300  |  |
| front lot  | acres/   | effective | depth | actual | effective | extended  | true    |            |     |       |  |
|            | frontage | frontage  | depth | factor | rate      | value     | value   | Excess Fro |     |       |  |
|            |          | 100.00    | 120   | 89     | 120       | 107       | 10700   | 9310       |     |       |  |