BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040056.0000 RES
CC106 2026

sale

2023 HATCHER JAMES R	2019-10-08	
2024 HATCHER JAMES R	2019-10-08	
2025 HATCHER JAMES R	2019-10-08	
2026 HATCHER JAMES R	2019-10-08	RIVERSIDE 96-97
502 SMITH AVE	1QC	
	$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	510	510	510	510	0	510	510	510
	Acres								
	Land100%	9310	9310	9310	9310		9310	10710	10700
	Bldg100%	60660	60660	60660	60660		60660	85660	85660
	Totl100%	69970t	69970t	69970t	69970t		69970t	96370t	96360t
	Cauv100%								
	Tax Value:								
	Land 35%	3260	3260	3260	3260		3260	3750	3740
	Bldg 35%	21230	21230	21230	21230		21230	29980	29980
	Totl 35%	24490t	24490t	24490t	24490t		24490t	33730t	33730t
	Hmstd35%								
	Owner Oc								
	Hmstd RB								
	Net Tax	1006.94	1065.26	1058.22	1058.22	1058.22			
	Sp-Asmnt	22.47	31.93	31.93	31.93				

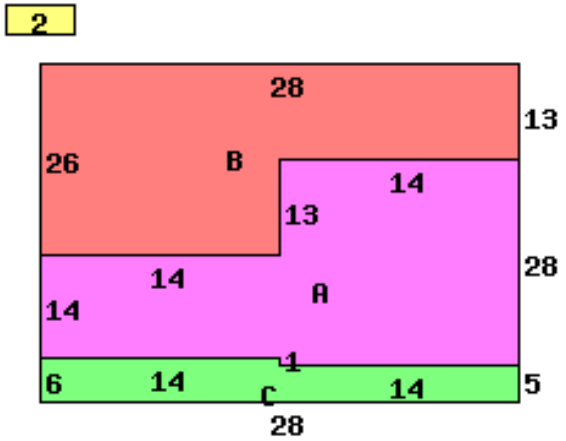
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 Q	F/C	M		588		a	*MAIN
1	F/C	A		546		b	ADDTN
	OFP	P		154	4620	c	PORCH

#: 57, L/W
0604005700000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	2270	17060	19330	902.98
2021	2270	17060	19330	906.26

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



502 SMITH AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1134	104660
	Qtr Story	FRAME	588	9910
	Subtotal			114570
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	P	Air Conditioning	3030
Panelled Wall	X		Extra Features	4620
Floor/Pine	X	X	Total Value	122220
Floor/Carpet	X			
Floor/Tile-Lino	L		PUB SIDEWALK	
Number of Rooms	7	3		
Bedrooms	4		Neighborhood:	
			Code:	3600
Central Heat	A		Dwl/Gar/NC%	1.3700
FORCED AIR				
Central A/C	A			
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 QF/C		1134		C	OLD/AV	122220	.55		75350
2	Garage		28X32	896		C	OLD/AV	21500	.65		10310

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		100.00	120	89	138	123	12300	10700	Excess Fro

Call Back: Sign: PSN Date: 2015-11-16 Lister: