

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

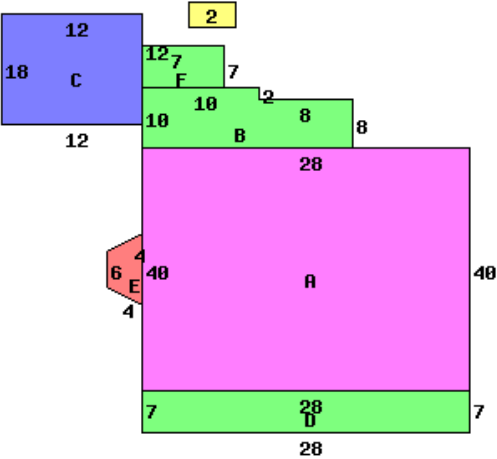
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RES
2024

2021 MANNS EDDIE R		2013-09-10	Tax Year				2021	2022	2023	2024	CAMA
2022 MANNS EDDIE R		2013-09-10	Prop Cls				510	510	510	510	510
2023 KACI RENTALS LLC		2022-05-19	Acres								
2024 KACI RENTALS LLC		2022-05-19	Land100%				3740	3740	5340	5340	5350
414 SMITH AVE		3WD	Bldg100%				28290	28290	41710	41710	41700
KENTON OH 43326		\$140,000	Totl100%				32030t	32030t	47060t	47060t	47050t
			Cauv100%								
			Tax Value:								
			Land 35%				1310	1310	1870	1870	1870
			Bldg 35%				9900	9900	14600	14600	14590
			Totl 35%				11210t	11210t	16470t	16470t	16470t
			Hmstd35%								
			Owner 0c								
			Hmstd RB								
			Net Tax				525.56	523.66	677.20	716.40	
			Sp-Asmnt				20.98	20.97	20.97	29.33	

SHB+ 1 BA	CONS F EFP F OFF F/C PAT	TYPE M P G P A P	FACT	SQ-FT 1120 164 216 196 27 49	VALUE 6560 5180 5880 150	a b c d e f	*MAIN PORCH GRAGE PORCH ADDTN PORCH	
Sale#	#d	sale date	To	Type/Invalid?		Sale\$	co:land	co:bldg
243	3	2022-05-19	KACI RENTALS LLC	3WD		140000	3740	28290
442	1	2013-09-10	MANNS EDDIE R	1WD		18500	3910	33140
380	1	2013-08-01	BANK OF AMERICA NA	1SH		21675	3910	33140
497	1	2008-09-30	WOLFENBARGER DONALD I &	1SD *		29800	3740	39110
9	1	2006-01-12	BELEAR MARK E	1 *		0	3740	39110
8	1	2006-01-12	BELEAR MARK E TRUSTEE	1AF *		0	3740	39110
569	1	2003-12-16	BELEAR JERALDINE F TRUST	1QC *		0	3400	33630
71	1	1999-02-19	BELEAR JERALDINE F	1CT *		0	3540	23090
Year	Land	Bldg	Total	Net Tax				
2020	1310	9900	11210	456.50				
2019	1240	7830	9070	357.16				
p r o j e c t						ben acres / % factor		
902 MAIN DISTRICT CONSERVANCY						XA/2024		
500 HARDIN COUNTY LANDFILL						XA/2024		

5 3 4



414 SMITH AVE 43326

Occupancy 1 Single Family				*DWELLING COMPUTATIONS													
Story Height	1					Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
Floor Level		Main	FRAME	1147	105860	1 DWELLING	1 BAF		1147		C	OLD/FR		136490	.65	.10	41700
		Qtr Story	FRAME	1120	4370	2 Shed	*NV	0	10X12	120		OLD/		0			0
		Basement		280	5500	3 Shed	*NV		12X14	168		OLD/		0			0
		Subtotal			115730	4 Lean-To	*NV		10X14	140		OLD/		0			0
		Roof	HIP			5 Lean-To	*NV		10X12	120		OLD/		0			0
Shingle																	
Plaster/Drywall	X						acres/	effective									
Panelled Wall	X						frontage	frontage	depth	depth	actual	effective	extended	true			
Unfinished Wall	X	X				front lot		50.00	120	89	120	107	5350	5350			
Floor/Pine	X	X															
Floor/Carpet	X																
Number of Rooms	14	1															
Bedrooms	2																
Central Heat	A																
FORCED AIR																	
Central A/C	A																
Plumbing																	
Standard	1																
						</											