

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-040058.0000  
CC107

RES  
2025

sale

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

2022	MANN'S EDDIE R	2013-09-10
2023	KACI RENTALS LLC	2022-05-19
2024	KACI RENTALS LLC	2022-05-19
2025	KACI RENTALS LLC	2022-05-19 RIVERSIDE 95
	414 SMITH AVE	3WD
	KENTON OH 43326	\$140,000

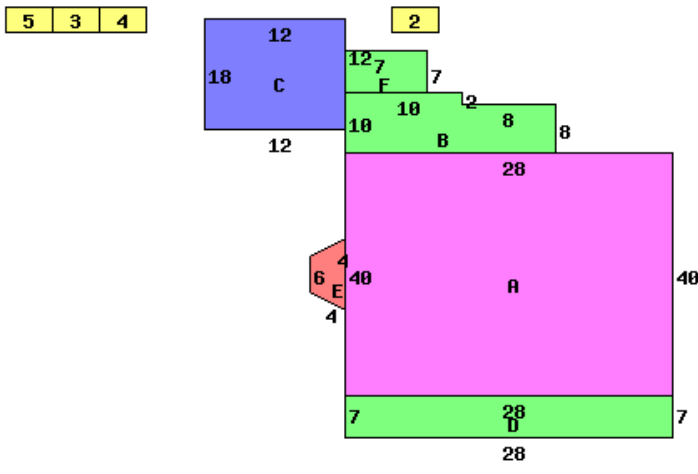
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	28290	41710	41710	41710	41700
Totl100%	32030t	47060t	47060t	47060t	47050t
Cauvl00%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	9900	14600	14600	14600	14590
Totl 35%	11210t	16470t	16470t	16470t	16470t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	523.66	677.20	716.40	711.68	
Sp-Asmnt	20.97	20.97	29.33	29.33	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	BA	F	M	1120		a	*MAIN
		EFP	P	164	6560	b	PORCH
		F	P	216	5180	c	GRAGE
		OPF	P	196	5880	d	PORCH
		F/C	A	27		e	ADDTN
		PAT	P	49	150	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
243	3	2022-05-19	KACI RENTALS LLC	3WD	140000	3740	28290
442	1	2013-09-10	MANN'S 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	2006-01-12	BELEAR MARK E	1 *	0	3740	39110
	8	2006-01-12	BELEAR MARK E TRUSTEE	1AF *	0	3740	39110
	569	2003-12-16	BELEAR JERALDINE F TRUST	1QC *	0	3400	33630
	71	1999-02-19	BELEAR JERALDINE F	1CT *	0	3540	23090

Year	Land	Bldg	Total	Net Tax
2021	1310	9900	11210	525.56
2020	1310	9900	11210	456.50

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



414 SMITH AVE 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1147 105860
	Qtr Story	FRAME	1120 4370
	Basement		280 5500
	Subtotal		115730
Shingle	Roof	HIP	
	B 1 2 U A		
Plaster/Drywall	X		Air Conditioning 2030
Panelled Wall	X		Garages and Carports 5180
Unfinished Wall	X	X	Extra Features 13550
Floor/Pine	X	X	Total Value 136490
Floor/Carpet	X		
Number of Rooms	1 4	1	PUB ALLEY
Bedrooms	2		Neighborhood:
Central Heat	A		Code: 3600
FORCED AIR			Dwl/Gar/NC% .9700
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 BAF	1147		C	OLD/FR	136490	.65	.10	41700
2 Shed	*NV	10X12	120		OLD/	0			0
3 Shed	*NV	12X14	168		OLD/	0			0
4 Lean-To	*NV	10X14	140		OLD/	0			0
5 Lean-To	*NV	10X12	120		OLD/	0			0

front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	50.00	120	89	120	107	5350	5350	