BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040058.0000 RES
CC107 2026

sale

2023 KACI RENTALS LLC	2022-05-19	
2024 KACI RENTALS LLC	2022-05-19	
2025 KACI RENTALS LLC	2022-05-19	
2026 KACI RENTALS LLC	2022-05-19	RIVERSIDE 95
414 SMITH AVE	3WD	
	$140,000	
KENTON OH 43326		

Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

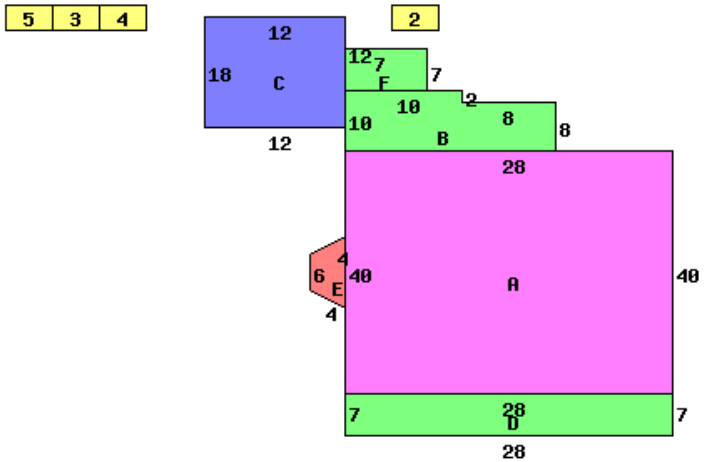
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	41710	41710	41710	41710		41710	58910	58900
Totl100%	47060t	47060t	47060t	47060t		47060t	65060t	65050t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	14600	14600	14600	14600		14600	20620	20620
Totl 35%	16470t	16470t	16470t	16470t		16470t	22770t	22770t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	677.20	716.40	711.68	711.68	711.68			
Sp-Asmnt	20.97	29.33	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	G		216	5180	c	GRAGE
	OFP	P		196	5880	d	PORCH
1	F/C	A		27		e	ADDTN
	PAT	P		49	150	f	PORCH

Sale#	#p	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
2022	1310	9900	11210	523.66
2021	1310	9900	11210	525.56

project		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

			Sq-Ft	Value
Story Height 1				
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				
Panelled Wall	X				
Unfinished Wall		X		X	
Floor/Pine	X			X	
Floor/Carpet	X				
Number of Rooms	1	4		1	
Bedrooms	2				
Central Heat	A				
FORCED AIR					
Central A/C	A				
Plumbing					
Standard	1				

Air Conditioning	2030
Garages and Carports	5180
Extra Features	13550
Total Value	136490
PUB ALLEY	
Neighborhood:	
Code:	3600
Dwl/Gar/NC%	1.3700

	Bldg Type	SHB+Cons		DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 BAF			1147		C	OLD/FR	136490	.65	.10	58900
2	Shed	*NV	0	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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	120	89	138	123	6150	6150

Call Back: Sign: PSN Date: 2015-11-16 Lister: 06-040058.0000-v082020R