

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-040059.0000  
CC108

EXM  
2025

sale

Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r

|                               |                         |
|-------------------------------|-------------------------|
| 2022 CHAMPAIGN RESIDENTIAL    | 1999-03-24              |
| 2023 CHAMPAIGN RESIDENTIAL    | 1999-03-24              |
| 2024 CHAMPAIGN RESIDENTIAL    | 1999-03-24              |
| 2025 CHAMPAIGN RESIDENTIAL SE | 1999-03-24 RIVERSIDE 94 |
| 412 SMITH AVE                 | LWD                     |
| KENTON OH 43326               | \$65,000                |

|            |        |        |        |        |        |
|------------|--------|--------|--------|--------|--------|
| Tax Year   | 2022   | 2023   | 2024   | 2025   | CAMA   |
| Prop Cls   | 680    | 680    | 680    | 680    | 680    |
| Acres      |        |        |        |        |        |
| Land100%   | 3260   | 5340   | 5340   | 5340   | 5350   |
| Bldg100%   | 42740  | 72140  | 72140  | 72140  | 72140  |
| Totl100%   | 46000t | 77490t | 77490t | 77490t | 77490t |
| Cauvl00%   |        |        |        |        |        |
| Tax Value: |        |        |        |        |        |
| Land 35%   | 1140   | 1870   | 1870   | 1870   | 1870   |
| Bldg 35%   | 14960  | 25250  | 25250  | 25250  | 25250  |
| Totl 35%   | 16100t | 27120t | 27120t | 27120t | 27120t |
| Hmstd35%   |        |        |        |        |        |
| Owner Oc   |        |        |        |        |        |
| Hmstd RB   |        |        |        |        |        |
| Net Tax    |        |        |        |        |        |
| Sp-Asmnt   | 3.16   | 3.16   | 14.78  | 14.78  |        |

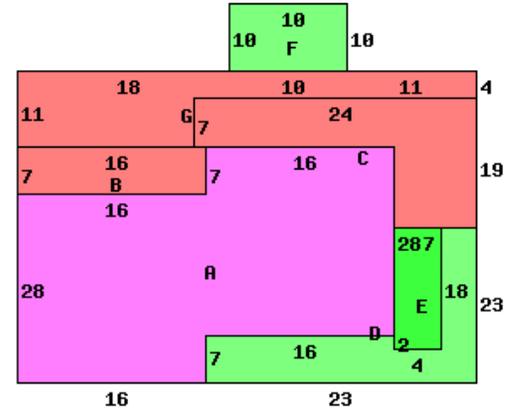
|      |      |      |      |       |       |         |
|------|------|------|------|-------|-------|---------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE |         |
| 1T   | F/C  | M    |      | 896   |       | a *MAIN |
| 1    | F/C  | A    |      | 112   |       | b ADDTN |
| 1    | F/C  | A    |      | 252   |       | c ADDTN |
| 2    | OPF  | P    |      | 273   | 16380 | d PORCH |
|      | OPF2 | P    |      | 72    | 2160  | e PORCH |
|      | DK   | P    |      | 100   | 1500  | f PORCH |
| 1    | F    | A    |      | 261   |       | g ADDTN |

|       |    |            |                           |               |        |         |         |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date  | To                        | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 1024  | 0  | 1987-12-08 | CHAMPAIGN RESIDENTIAL SER | LWD *         | 39900  | 3540    | 36310   |

|      |      |       |       |         |
|------|------|-------|-------|---------|
| Year | Land | Bldg  | Total | Net Tax |
| 2021 | 1140 | 14960 | 16100 | 0.00    |
| 2020 | 1140 | 14960 | 16100 | 0.00    |

Project 902 MAIN DISTRICT CONSERVANCY XA/2025 ben acres / % factor

2



412 SMITH AVE 43326

|                           |                        |                             |
|---------------------------|------------------------|-----------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS |                             |
| Story Height 1T           | Sq-Ft                  | Value                       |
| Floor Level               | Main                   | FRAME 1521 120130           |
|                           | Part Upper             | FRAME 896 45210             |
|                           | Subtotal               | 165340                      |
| Shingle                   | Roof                   | GABLE                       |
| Plaster/Drywall           | X X                    | 1 / Extra Living Units 3500 |
| Floor/Pine                | X X                    | Air Conditioning 4220       |
| Floor/Carpet              | X X                    | Plumbing 3500               |
| Number of Rooms           | 4 3                    | Extra Features 20040        |
| Bedrooms                  | 1 2                    | Total Value 196600          |
| Central Heat              | A                      | PUB SIDEWALK                |
| HOT WATER                 |                        |                             |
| Central A/C               | A                      | Neighborhood:               |
| Plumbing                  |                        | Code: 3600                  |
| Standard                  | 2                      | Dwl/Gar/NC% .9700           |

|            |                 |                    |       |               |                |                |            |           |
|------------|-----------------|--------------------|-------|---------------|----------------|----------------|------------|-----------|
| Bldg Type  | SHB+Cons        | DixHt              | Unit  | Blt/Renov     | Replace        | Phy            | Fnc        | True      |
| 1 DWELLING | 1T F/C          | 2417               | Rate  | Cond          | Value          | Dpr            | Dpr        | Value     |
| 2 Garage   |                 | 24X24              | 576   | C             | 196600         | .65            |            | 68810     |
|            |                 |                    |       | C             | 1975FR         | .80            |            | 3330 LOFT |
| front lot  | acres/ frontage | effective frontage | depth | actual factor | effective rate | extended value | true value |           |
|            | 50.00           | 120                | 89    | 120           | 107            | 5350           | 5350       |           |