

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

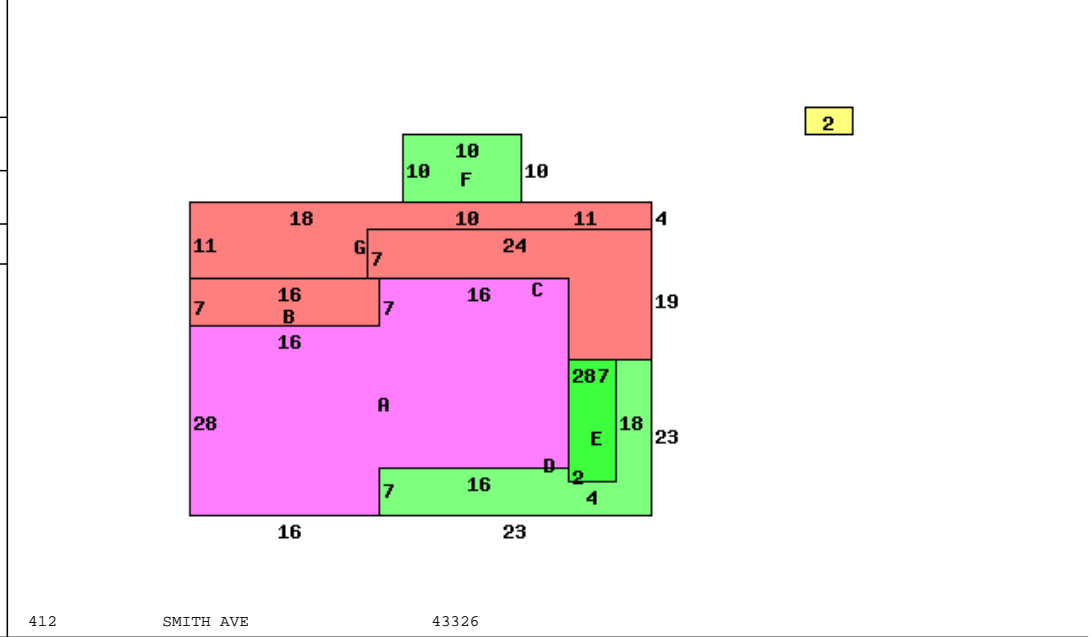
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	680	680	680	680	680
Acres					
Land100%	3260	5340	5340	5340	5350
Bldg100%	42740	72140	72140	72140	72140
Totl100%	46000t	77490t	77490t	77490t	77490t
Cauvl00%					
Tax Value:					
Land 35%	1140	1870	1870	1870	1870
Bldg 35%	14960	25250	25250	25250	25250
Totl 35%	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



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
	B 1 2 U A	
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	

Call Back:	Sign: PSN Date: 2015-11-16	Lister:	06-040059.0000-v082020R
------------	----------------------------	---------	-------------------------