BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040059.0000 EXM
CC108 2026

sale

2023 CHAMPAIGN RESDENTIAL	1999-03-24	
2024 CHAMPAIGN RESDENTIAL	1999-03-24	
2025 CHAMPAIGN RESDENTIAL	1999-03-24	
2026 CHAMPAIGN RESDENTIAL SE	1999-03-24	RIVERSIDE 94
412 SMITH AVE	1WD	
	$65,000	
KENTON OH 43326		

Eff Rate: – 53.98 — 56.47 — 56.17 — 56.17 — a/r

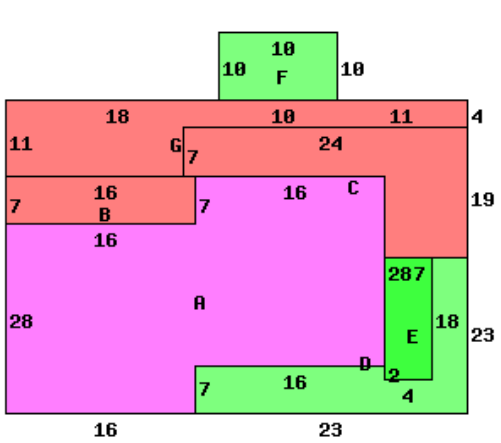
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	680	680	680	680	680	680	680
Acres							
Land100%	5340	5340	5340	5340	5340	6140	6150
Bldg100%	72140	72140	72140	72140	72140	72140	72140
Totl100%	77490t	77490t	77490t	77490t	77490t	78290t	78290t
Cauv100%							
Tax Value:							
Land 35%	1870	1870	1870	1870	1870	2150	2150
Bldg 35%	25250	25250	25250	25250	25250	25250	25250
Totl 35%	27120t	27120t	27120t	27120t	27120t	27400t	27400t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax							
Sp-Asmnt	3.16	14.78	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	OFP	P		273	16380	d	PORCH
	OFP2	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
139	1	1999-03-24	CHAMPAIGN RESDENTIAL SER	1WD		65000	3540	38340
1024	0	1987-12-08			*	39900	0	36310

Year	Land	Bldg	Total	Net Tax
2022	1140	14960	16100	0.00
2021	1140	14960	16100	0.00

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



412 SMITH AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
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%	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	1T F/C		2417		C	OLD/AV	196600	.65		68810	
2	Garage		24X24	576		C	1975FR	16650	.80		3330	LOFT

	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:

06-040059.0000-v082020R