

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040062.0000
CC111

RES
2025

sale

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

2022 WINGFIELD THOMAS & MA	2017-03-09
2023 WINGFIELD THOMAS & MA	2017-03-09
2024 WINGFIELD THOMAS & MA	2017-03-09
2025 WINGFIELD THOMAS & MARJ	2017-03-09 RIVERSIDE 91
324 SMITH AVE	1QC
KENTON OH 43326	\$0

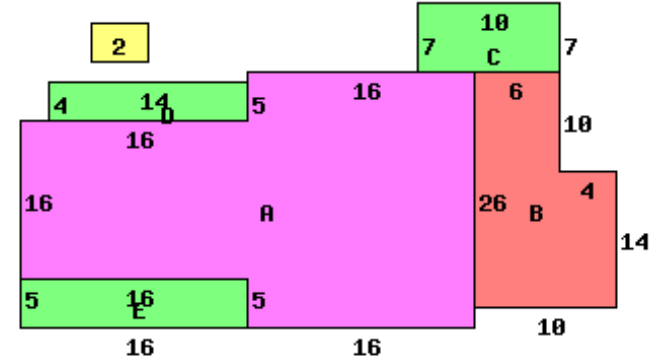
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	57030	71110	71110	71110	71110
Totl100%	60770t	76460t	76460t	76460t	76460t
Cauvl00%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	19960	24890	24890	24890	24890
Totl 35%	21270t	26760t	26760t	26760t	26760t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	993.60	1100.28	1164.00	1156.32	
Sp-Asmnt	21.30	21.30	32.46	32.46	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		672		b	ADDTN
1	F/C	A		200		c	PORCH
	EFP	P		70	2800	d	PORCH
	OFF	P		56	1680	e	PORCH
	OFF	P		80	2400		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
101	1	2017-03-09	WINGFIELD THOMAS & MARJOR	1QC *	0	3910	45340
566	1	2012-12-10	CULVER KELLY E & SHARON R	1SD	60450	3910	48260
189	1	2008-04-29	WINGFIELD THOMAS A ETAL	1SH *	30526	3740	45830
106	1	2006-03-09	COLLINS SAMANTHA I	1QC *	0	3740	45830
506	1	2005-08-02	COLLINS SAMANTHA I &	1SD	69000	3400	40570
113	1	1989-02-13		1WD	19000	0	16510

Year	Land	Bldg	Total	Net Tax
2021	1310	19960	21270	997.22
2020	1310	19960	21270	866.16

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			
500 HARDIN COUNTY LANDFILL			



324 SMITH AVE 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	FRAME 872 99390
	Part Upper	FRAME 672 32160
	Subtotal	131550
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	Air Conditioning 2880
Panelled Wall	X	Extra Features 6880
Floor/Pine	X X	Total Value 141310
Number of Rooms	6 3	
Bedrooms	3	
Central Heat	A	Neighborhood:
GRAV AIR		Code: 3600
Central A/C	A	Dwl/Gar/NC% .9700
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	25X36	1544	C	OLD/AV	.55	Dpr	Value
2 Garage		900	900	C	2001AV	.55	Dpr	9430
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		50.00	120	89	120	107	5350	5350