BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040062.0000 RES
CC111 2026

sale

2023 WINGFIELD THOMAS & MA	2017-03-09	
2024 WINGFIELD THOMAS & MA	2017-03-09	
2025 WINGFIELD THOMAS & MA	2017-03-09	
2026 WINGFIELD THOMAS & MARJ	2017-03-09	RIVERSIDE 91
324 SMITH AVE	1QC	
	$0	
KENTON OH 43326		

2028 WINGFIELD MORTGAGES LLC	2026-09-29	
324 SMITH AVE	WD	
KENTON OH 43326		

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

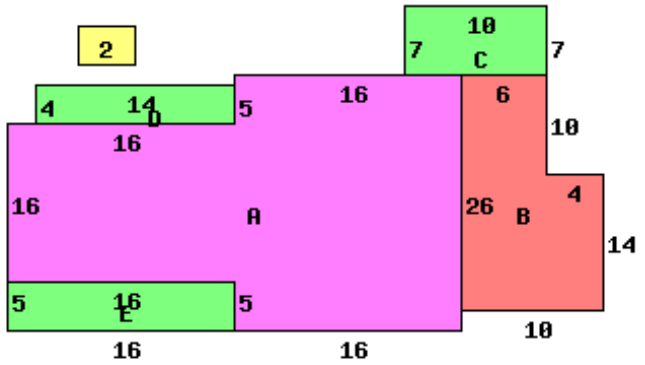
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	71110	71110	71110	71110		71110	100430	100440
Totl100%	76460t	76460t	76460t	76460t		76460t	106570t	106590t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	24890	24890	24890	24890		24890	35150	35150
Totl 35%	26760t	26760t	26760t	26760t		26760t	37300t	37310t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1100.28	1164.00	1156.32	1156.32	1156.32			
Sp-Asmnt	21.30	32.46	32.46	32.46				

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
459	12	2026-09-29	WINGFIELD MORTGAGES LLC	WD	*	0	5340	71110
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
2022	1310	19960	21270	993.60
2021	1310	19960	21270	997.22

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



324 SMITH AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
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		
			Neighborhood:	
Central Heat	A		Code:	3600
GRAV AIR			Dwl/Gar/NC%	1.3700
Central A/C	A			
Plumbing				
Standard	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1544		C	OLD/AV	141310	.55		87120
2	Garage		25X36	900		C	2001AV	21600	.55		13320

	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:

06-040062.0000-v082020R