

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-040065.0000  
CC114

RES  
2025

sale

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

2022 BOYER NORMA J	2017-02-01
2023 HUNTINGTON NATIONAL B	2022-09-18
2024 MCKENZIE JOSHUA L	2023-11-21
2025 MCKENZIE JOSHUA L	2023-11-21 RIVERSIDE 88
308 SMITH AVE	LWD
KENTON OH 43326	\$139,000

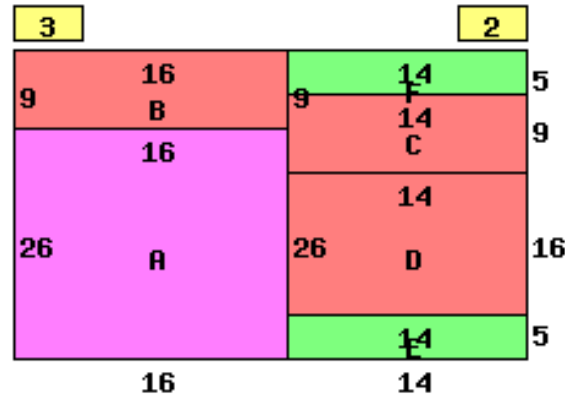
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	39710	51290	51290	51290	51290
Totl100%	43460t	56630t	56630t	56630t	56640t
Cauv100%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	13900	17950	17950	17950	17950
Totl 35%	15210t	19820t	19820t	19820t	19820t
Hmstd35%					
Owner Oc				17.48	
Hmstd RB					
Net Tax	710.52	814.92	862.12	838.96	
Sp-Asmnt	20.94	20.94	30.26	30.26	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		416		b	ADDTN
1	F/C	A		144		c	ADDTN
1	F/C	A		126		d	ADDTN
1	F/C	A		224		e	PORCH
	FFP	P		70	2800	f	PORCH
	FFP	P		70	2800		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
507	1	2023-11-21	MCKENZIE JOSHUA L	LWD	139000	5340	51290
254	1	2023-06-30	SALTY DOG INVESTMENTS LLC	LWD	30000	3740	39710
422	1	2022-09-18	HUNTINGTON NATIONAL BANK	LSH	28667	3740	39710
48	1	2017-02-01	BOYER NORMA J	LCT *	0	3910	26540
643	1	1998-11-04	BOYER RICHARD II & NORMA	LWD	17000	3540	14090
451	1	1996-10-04	CASEY PATRICK MICHAEL	LWD *	0	3600	14400
195	1	1996-05-24	SECRETARY OF HOUSING & U	LWD *	0	3600	14400
670	1	1990-08-20		LUN *	18500	0	16000
669	1	1990-08-20		LUN *	0	0	16000
588	0	1987-07-14		LUN *	0	0	18800

Year	Land	Bldg	Total	Net Tax
2021	1310	13900	15210	713.10
2020	1310	13900	15210	619.40

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



308 SMITH AVE 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	910 99660
	Part Upper	FRAME	416 22960
	Subtotal		122620
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	2350
Floor/Hardwood	X	Extra Features	5600
Floor/Pine	X X	Total Value	130570
Number of Rooms	4 2		
Bedrooms	1 2		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3600
Central A/C	A	Dwl/Gar/NC%	.9700
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C				C-	OLD/AV	.55	Dpr	51290
2 Shed	*NV 0	8X12	96			1981VP	0		0
3 Pool	*PP		0			OLD/	0		0
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
		50.00	120	89	120	107	5350	5350	