

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040066.0000
CC115

RES
2025

sale

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

2022 RIGDON RENTAL PROPRT	2021-01-22
2023 RIGDON RENTAL PROPRT	2021-01-22
2024 RIGDON RENTAL PROPRT	2021-01-22
2025 RIGDON RENTAL PROPRTIE	2021-01-22 RIVERSIDE 87
302 SMITH AVE	1QC
KENTON OH 43326	\$3,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	14030	18030	18030	18030	18030
Totl100%	17770t	23370t	23370t	23370t	23380t
Cauvl00%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	4910	6310	6310	6310	6310
Totl 35%	6220t	8180t	8180t	8180t	8180t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	290.54	336.34	355.82	353.46	
Sp-Asmnt	20.39	20.39	26.58	26.58	

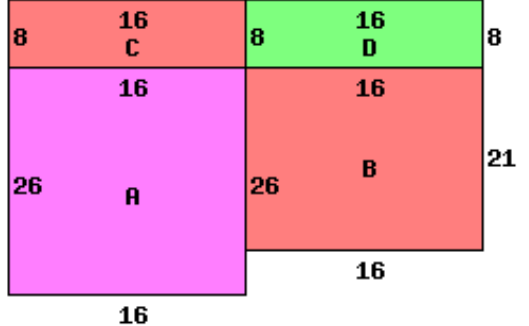
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		416		b	ADDTN
1	F/C	A		336		c	ADDTN
1	F/C	A		128		d	PORCH
	OFF	F		128	3840		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
21	1	2021-01-22	RIGDON RENTAL PROPERTIES	1QC *	3000	3740	14030
240	1	2020-05-09	STUCKEY DAN	1CT *	0	3540	11170
217	1	1994-03-23	STUCKEY DAN & LOUISE	1WD *	10500	0	13510
51	1	1989-01-24		1WD	6000	0	11510

Year	Land	Bldg	Total	Net Tax
2021	1310	4910	6220	291.62
2020	1310	4910	6220	253.28

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

2



302 SMITH AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	
Main	FRAME 880 100300
Part Upper	FRAME 416 22960
Subtotal	123260
Shingle	Roof GABLE
B 1 2 U A	
Plaster/Drywall	X X Extra Features 3840
Panelled Wall	X Total Value 127100
Floor/Hardwood	X
Floor/Pine	X X PUB ALLEY
Number of Rooms	4 2
Bedrooms	2 Neighborhood: Code: 3600
Central Heat	A DwI/Gar/NC% .9700
FORCED AIR	
Plumbing	
Standard	1

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1H F/C			Cond	Value			18030
2 Shed	*NV	12X16	192	OLD/PR	114390	.75	.35	0
		effective	depth	actual	effective	extended	true	
front lot	acres/	frontage	depth	factor	rate	value	value	
	50.00	120	89	120	107	5350	5350	