

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040071.0000
CC120

RES
2025

sale

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

2022 SUTHERLAND SARA SUE	2021-04-21
2023 SUTHERLAND SARA SUE	2021-04-21
2024 SUTHERLAND SARA SUE	2021-04-21
2025 SUTHERLAND SARA SUE	2021-04-21 RIVERSIDE 82
204 SMITH AVE	1AF
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	3060	4400	4400	4400	4390
Land100%	46140	57400	57400	57400	57410
Bldg100%	49200t	61800t	61800t	61800t	61800t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1070	1540	1540	1540	1540
Bldg 35%	16150	20090	20090	20090	20090
Totl 35%	17220t	21630t	21630t	21630t	21630t
Hmstd35%					
Owner Oc	16.70	19.14	19.12	19.06	
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	387.48	501.26	504.16	485.92	
Sp-Asmnt	21.06	21.06	30.84	109.91	

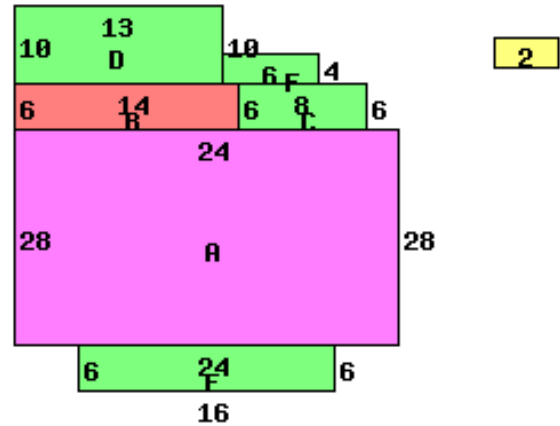
2026 SHEPHERD WILLIAM ETHAN	2025-11-12
204 SMITH AVE	1FD
KENTON OH 43326	

SHB+ 1H	CONS F/C	TYPE M	FACT	SQ-FT 672	VALUE	a *MAIN
1	F/C	A		84		b ADDTN
	EFP	P		48	1920	c PORCH
	OFP	P		130	5200	d PORCH
	OFP	P		96	2880	e PORCH
	OFP	P		24	720	f PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
506	1	2025-11-12	SHEPHERD WILLIAM ETHAN	DE 1FD	32000	4400	57400
159	1	2021-04-21	SUTHERLAND SARA SUE	1AF *	0	3060	46140

Year	Land	Bldg	Total	Net Tax
2021	1070	16150	17220	388.92
2020	1070	16150	17220	336.66

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025
642	TRASH-KENTON CITY			XA/2025
539	DELO WATER - KENTON CORP			XA/2025
540	DELO SEWER - KENTON CORP			XA/2025



204 SMITH AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level	756	92380
Main	FRAME	
Part Upper	FRAME	672 32160
Subtotal		124540
Metal	Roof	GABLE
Plaster/Drywall	X X	Air Conditioning 2650
Panelled Wall	X	Extra Features 10720
Floor/Pine	X X	Total Value 137910
Floor/Carpet	X X	
Number of Rooms	4 2	PUB SIDEWALK
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	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	1428	Rate	Cond	Value	Dpr	Dpr	Value
2 Garage		18X22	396	C-	124120	.55		54180
				C	1973AV	.65		3230
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	52.0000	41.00	120	89	120	4390	4390	