BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040071.0000 RES
CC120 2026

sale

2023 SUTHERLAND SARA SUE	2021-04-21	
2024 SUTHERLAND SARA SUE	2021-04-21	
2025 SUTHERLAND SARA SUE	2021-04-21	
2026 SUTHERLAND SARA SUE	2021-04-21	RIVERSIDE 82
204 SMITH AVE	1AF	
	$0	
KENTON OH 43326		

2027 SHEPHERD WILLIAM ETHAN	2025-11-12	
204 SMITH AVE	1FD	
KENTON OH 43326		

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

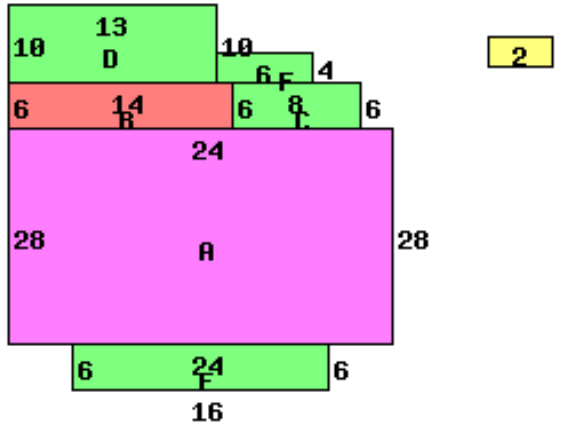
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4400	4400	4400	4400		4400	5030	5040
Bldg100%	57400	57400	57400	57400		57400	81090	81080
Totl100%	61800t	61800t	61800t	61800t		61800t	86110t	86120t
Cauv100%								
Tax Value:								
Land 35%	1540	1540	1540	1540		1540	1760	1760
Bldg 35%	20090	20090	20090	20090		20090	28380	28380
Totl 35%	21630t	21630t	21630t	21630t		21630t	30140t	30140t
Hmstd35%								
Owner Oc	19.14	19.12	19.06	19.06	19.06			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	501.26	504.16	485.92	485.92	485.92			
Sp-Asmnt	21.06	30.84	109.91	109.91				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		672		a	*MAIN
1	F/C	A		84		b	ADDTN
	EFP	P		48	1920	c	PORCH
	EFP	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:bldg
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
2022	1070	16150	17220	387.48
2021	1070	16150	17220	388.92

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
642	TRASH-KENTON CITY	XA/2025			
539	DELQ WATER - KENTON CORP	XA/2025			
540	DELQ SEWER - KENTON CORP	XA/2025			



204 SMITH AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	756	92380
	Part Upper	FRAME	672	32160
	Subtotal			124540
Metal	Roof	GABLE		

B 1 2 U A

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		
			Neighborhood:	
Central Heat	A		Code:	3600
FORCED 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		1428		C-	OLD/AV	124120	.55		76520
2	Garage		18X22	396		C	1973AV	9500	.65		4560

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	52.0000	41.00	120	89	138	123	5040	5040

Call Back: Sign: PSN Date: 2015-11-17 Lister:

06-040071.0000-v082020R