BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040078.0000 RES
CC74 2025

sale

2022 GILLEN GENE H & PAMEL
2023 GILLEN GENE H & PAMEL
2024 GILLEN GENE H & PAMEL
2025 GILLEN GENE H & PAMELA RIVERSIDE 158
303 SMITH AVE
$0
KENTON OH 43326

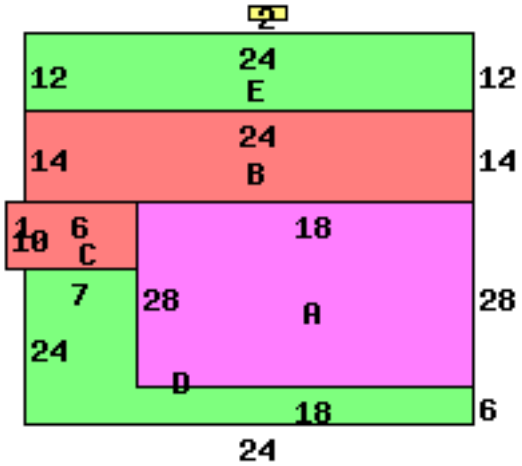
Eff Rate: – 50.59 — 44.66 — 47.03 — 46.74 — a/r

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	3740	5340	5340	5340	5340	6150
Bldg100%	60400	84510	84510	84510	84510	119350
Totl100%	64140t	89860t	89860t	89860t	89860t	125500t
Cauv100%						
Tax Value:						
Land 35%	1310	1870	1870	1870	1870	2150
Bldg 35%	21140	29580	29580	29580	29580	41770
Totl 35%	22450t	31450t	31450t	31450t	31450t	43930t
Hmstd35%						
Owner Oc	21.78	27.84	27.80	27.72	27.72	
Hmstd RB	400.22	368.96	417.58	429.66	429.66	
Net Tax	626.70	896.32	922.60	901.58	901.58	
Sp-Asmnt	21.52	21.52	33.94	33.94		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		504		a	*MAIN
1 B	F	A		336		b	ADDTN
1 B	F	A		70		c	ADDTN
	OFP	P		252	7560	d	PORCH
	OFP	P		288	8640	e	PORCH

Year	Land	Bldg	Total	Net Tax
2021	1310	21140	22450	629.02
2020	1310	21140	22450	544.52

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



303 SMITH AVE 43326

Occupancy 1 Single Family

Story Height 1T
Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
Main	FRAME		910	99660
Part Upper	FRAME		504	31590
Basement			84	2060
Subtotal				133310
Roof	GABLE			

Metal

B 1 2 U A

Plaster/Drywall	X X	Air Conditioning	2430
Floor/Pine	X X	Extra Features	16200
Number of Rooms	3 2	Total Value	151940
Bedrooms	2		
		PUB ALLEY	
Central Heat	A		
FORCED AIR		Neighborhood:	
Central A/C	A	Code:	3600
Plumbing		Dwl/Gar/NC%	1.3700
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	1T F/C		1414		C-	1930GD	136750	.40		112410
2	Garage		22X24	528		C	1995AV	12670	.60		6940

	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: 06-040078.0000-v082020R