

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-040080.0000  
CC76

RES  
2025

sale

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

2022 LAWRENCE RAYMOND W II	2020-05-15
2023 LAWRENCE RAYMOND W II	2020-05-15
2024 LAWRENCE RAYMOND W II	2020-05-15
2025 LAWRENCE RAYMOND W II & 311 SMITH AVE	2020-05-15 RIVERSIDE 156 2WD
KENTON OH 43326	\$27,000

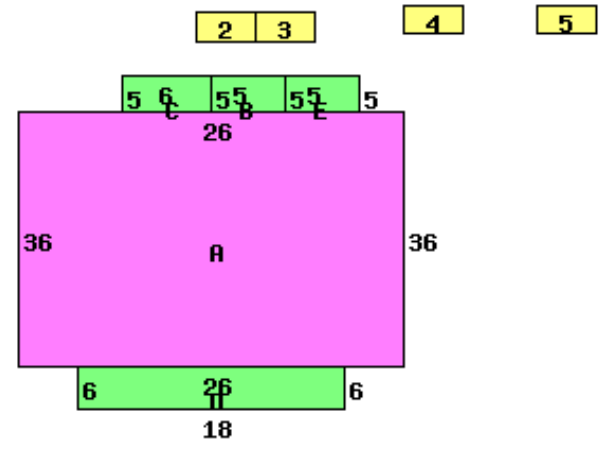
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	32890	41890	47370	47370	47360
Totl100%	36630t	47230t	52710t	52710t	52710t
Cauvl00%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	11510	14660	16580	16580	16580
Totl 35%	12820t	16530t	18450t	18450t	18450t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	598.86	679.64	802.54	797.22	
Sp-Asmnt	20.79	20.79	29.83	29.83	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		936			
	OFF	P		25	750	b	PORCH
	EFP	P		30	1200	c	PORCH
	OFF	P		108	3240	d	PORCH
	STP	P		25	100	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
204	2	2020-05-15	LAWRENCE RAYMOND W II & L	2WD	27000	3540	26170
670	2	2002-12-17	MANNIS JARED W	2WD	35000	3400	20490
648	2	2000-11-03	MANNIS KAREW & JANSON R	2WD	25000	3370	17710
312	1	2000-07-25	VERMILLION VIRGINIA MARI	1CT *	0	3370	17710

Year	Land	Bldg	Total	Net Tax
2021	1310	11510	12820	601.04
2020	1310	11510	12820	522.06

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



311 SMITH AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	936	102510
Shingle	Subtotal	102510
Plaster/Drywall X	Main	FRAME
Floor/Pine X	Roof	HIP
Number of Rooms 6	B 1 2 U A	
Bedrooms 3		
Heating		-1210
Extra Features		5290
Total Value		106590
Plumbing Standard 1	Neighborhood:	
	Code:	3600
	Dwl/Gar/NC%	.9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			Cond	Value	Dpr	Dpr	Value
2 Garage		12X18	216	D	90600	.55		39550
3 CANOPY	*NV	10X12	120	D	4150	.70		1210
4 Shed		12X14	168	D	0	.30		0
5 Shed		16X30	480	C	2014AV	.05		1130
					5760			5470
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