BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040080.0000 RES
CC76 2026

sale

2023	LAWRENCE RAYMOND W II	2020-05-15
2024	LAWRENCE RAYMOND W II	2020-05-15
2025	LAWRENCE RAYMOND W II	2020-05-15
2026	LAWRENCE RAYMOND W II &	2020-05-15 RIVERSIDE 156
	311 SMITH AVE	2WD
		$27,000
	KENTON OH 43326	

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

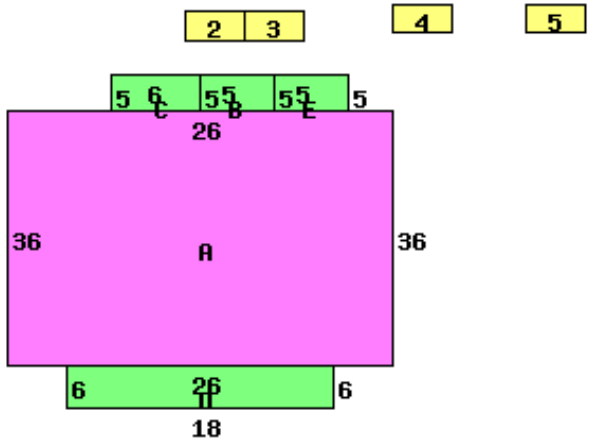
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	41890	47370	47370	47370		47370	64170	64170
Totl100%	47230t	52710t	52710t	52710t		52710t	70310t	70320t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	14660	16580	16580	16580		16580	22460	22460
Totl 35%	16530t	18450t	18450t	18450t		18450t	24610t	24610t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	679.64	802.54	797.22	797.22	797.22			
Sp-Asmnt	20.79	29.83	29.83	29.83				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
204	2	2020-05-15	LAWRENCE RAYMOND W II & L	2WD	27000	3540	26170
670	2	2002-12-17	MANNS JARED W	2WD	35000	3400	20490
648	2	2000-11-03	MANNS 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
2022	1310	11510	12820	598.86
2021	1310	11510	12820	601.04

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



311 SMITH AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	936	102510
	Subtotal			102510
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Heating	-1210
Floor/Pine	X	Extra Features	5290
Number of Rooms	6	Total Value	106590
Bedrooms	3		
Plumbing		Neighborhood:	
Standard	1	Code:	3600
		Dwl/Gar/NC%	1.3700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		936		D+	OLD/AV	90600	.55		55860
2	Garage		12X18	216		D	OLD/FR	4150	.70		1710
3	CANOPY	*NV	10X12	120			OLD/FR	0			0
4	Shed		12X14	168		D	2014AV	1610	.30		1130
5	Shed		16X30	480		C	2023AV	5760	.05		5470

	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: 06-040080.0000-v082020R