

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	\$27,000
KENTON OH 43326			

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	

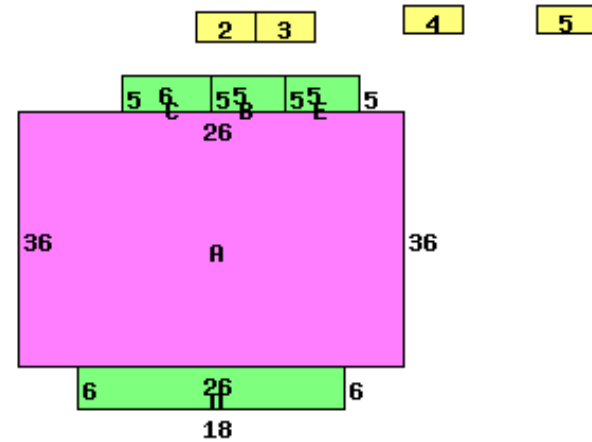
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		936			
	OFF	P		25	750	b	PORCH
	EFP	P		30	1200	c	PORCH
	OFF	P		108	3240	d	PORCH
	STP	P		25	100	e	PORCH

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	Main	FRAME	936	102510	
Shingle	Roof	HIP		102510	
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%	.9700	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			D+	OLD/AV	.55	Dpr	39550
2 Garage		12X18	216	D	OLD/FR	.70	Dpr	1210
3 CANOPY	*NV	10X12	120		OLD/FR	0		0
4 Shed		12X14	168	D	2014AV	.30		1130
5 Shed		16X30	480	C	2023AV	.05		5470
front lot		effective frontage	depth	depth	actual rate	effective rate	extended value	true value
		50.00	120	89	120	107	5350	5350