

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040085.0000
CC82

RES
2025

sale

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

2022	KANZIG FLOYD	2019-09-24	
2023	KANZIG FLOYD	2019-09-24	
2024	KANZIG FLOYD	2019-09-24	
2025	KANZIG FLOYD	2019-09-24	RIVERSIDE 151
	411 SMITH AVE		LAD
	KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	501	501	501	501	501
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%				0	
Totl100%	3740t	5340t	5340t	5340t	5350t
Cauvl00%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%					0
Totl 35%	1310t	1870t	1870t	1870t	1870t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	61.20	76.88	81.34	80.80	
Sp-Asmnt	2.27	2.27	6.61	6.61	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:ldg
337	1	2019-09-24	KANZIG FLOYD	LAD *	0	3540	6490
261	4	2019-07-26	STATE OF OHIO	FORFIETED L 4CO *	0	3540	6490

Year	Land	Bldg	Total	Net Tax
2021	1310	0	1310	61.42
2020	1310	0	1310	53.36

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025

411 SMITH AVE 43326

Neighborhood:
Code: 3600
Dwl/Gar/NC% .9700

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