

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040088.0000
CC85

RES
2025

sale

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

2022 CASPER RITA K TRUSTEE	2010-03-17
2023 CASPER RITA K TRUSTEE	2010-03-17
2024 CASPER RITA K TRUSTEE	2010-03-17
2025 WGM FARMS LLC	2024-07-16 RIVERSIDE 148-147
507 SMITH AVE	1WD
KENTON OH 43326	\$60,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6490	9310	9310	9310	9310
Bldg100%	56370	72230	72230	72230	72220
Totl100%	62860t	81540t	81540t	81540t	81530t
Cauv100%					
Tax Value:					
Land 35%	2270	3260	3260	3260	3260
Bldg 35%	19730	25280	25280	25280	25280
Totl 35%	22000t	28540t	28540t	28540t	28540t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1027.70	1173.48	1241.42	1233.22	
Sp-Asmnt	22.76	22.76	141.42	33.24	

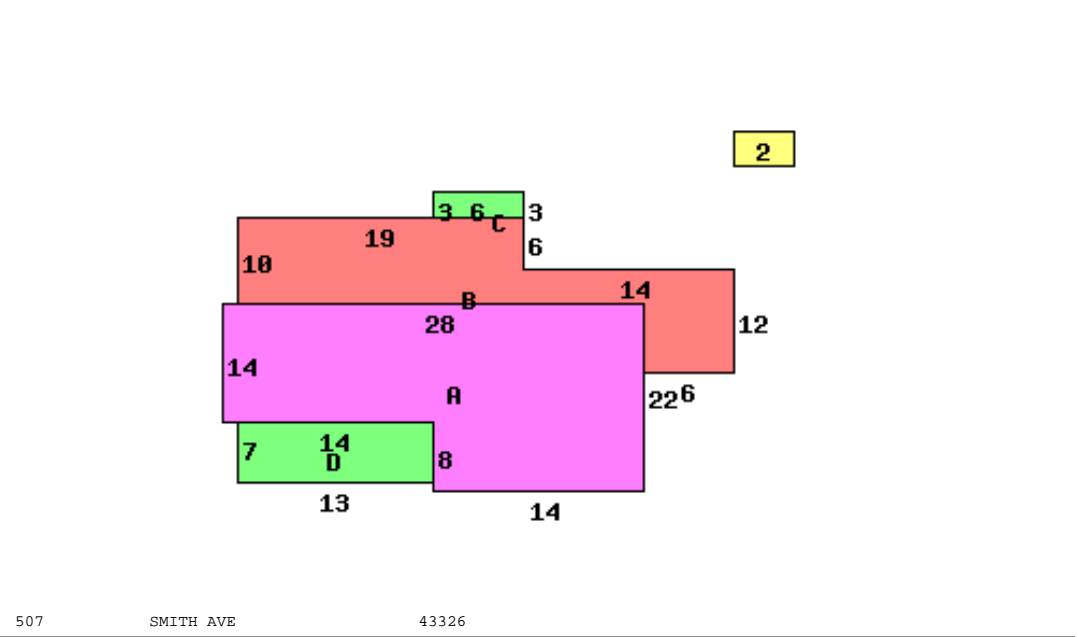
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1T	F/C	M		504			
1	F/C	A		294			b ADDTN
	STP	P		18	70		c PORCH
	OFF	P		91	2730		d PORCH

#: 89, L/W
L/C WESLEY TRELNTON & CORTLYN JO EDGAR \$75,903 1-22-25
060400890000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
288	1	2024-07-16	WGM FARMS LLC	1WD	60000	9310	72230
94	5	2010-03-17	CASPER RITA K TRUSTEE	5QC *	0	6910	50140
816	1	2004-12-16	NEWMAN JESSE E & MARY R	1WD	10000	5910	41770
197	1	2004-04-19	DEUTSCHE BANK TRUST CO T	1SD	27000	5910	41770
468	1	1994-05-31	KEMMERE MARK & BOBBI J	1SD	14000	0	20910
591	1	1989-07-20		1WD	13000	0	14600

Year	Land	Bldg	Total	Net Tax
2021	2270	19730	22000	1031.44
2020	2270	19730	22000	895.90

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



507 SMITH AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1T	Sq-Ft	Value
Floor Level	Main	FRAME 798 97510
	Part Upper	FRAME 504 31590
	Subtotal	129100
Metal	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	Extra Features 2800
Floor/Pine	X X	Total Value 131900
Floor/Carpet	X X	
Floor/Tile-Lino	L	PUB SIDEWALK
Number of Rooms	4 3	
Bedrooms	3	Neighborhood:
		Code: 3600
Central Heat	A	Dwl/Gar/NC% .9700
FORCED AIR		
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1T F/C	1302		C- OLD/GD	118710	.40		69090
2 Garage		16X24 384		C 1960AV	9220	.65		3130
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	9310 Excess Fro
		100.00	120	89	120	107	10700	