

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-050046.0000  
V25

RES  
2025

sale

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

2022 RICHARDSON NICHOLAS	2021-02-23
2023 ENGLAND HUNTER & ASHL	2022-04-01
2024 ENGLAND HUNTER & ASHL	2022-04-01
2025 ENGLAND HUNTER & ASHLEI	2022-04-01 RIVERSIDE 108-110
728 SMITH AVE	1SD
KENTON OH 43326	\$135,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	8570	12230	12230	12230	12240
Land100%	60400	88370	88370	88370	88360
Bldg100%	68970t	100600t	100600t	100600t	100600t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	3000	4280	4280	4280	4280
Bldg 35%	21140	30930	30930	30930	30930
Totl 35%	24140t	35210t	35210t	35210t	35210t
Hmstd35%	22190				
Owner Oc	21.52				
Hmstd RB	400.22				
Net Tax	705.92	1447.72	1531.54	1521.44	
Sp-Asmnt	24.58	24.58	35.40	35.40	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	CB	M		1200			
	CB1	G		288	6910	b	GRAGE
	DK	P		200	3000	c	PORCH
	OFF	P		96	2880	d	PORCH

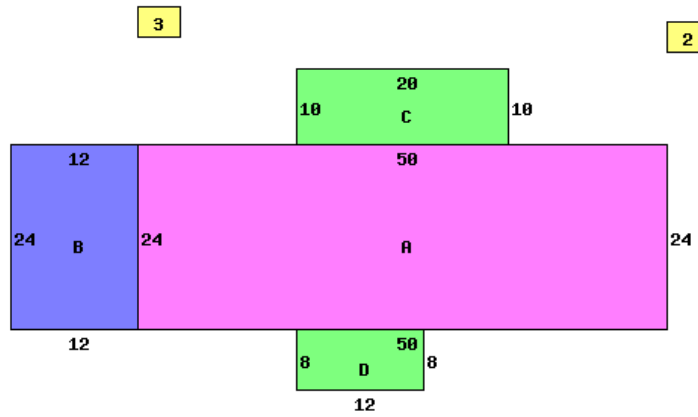
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060500480000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
143	1	2022-04-01	ENGLAND HUNTER & ASHLEIGH	1SD	135000	8570	60400
55	1	2021-02-23	RICHARDSON NICHOLAS	1QC *	40000	8570	60400
3	1	2021-01-05	RICHARDSON SANDY ETAL	1CT *	0	8570	60400
83	4	2005-03-14	NICHOLS BEULAH	4CT *	0	5800	55830

Year	Land	Bldg	Total	Net Tax
2021	3000	21140	24140	708.52
2020	3000	21140	24140	613.60

project  
902 MAIN DISTRICT CONSERVANCY XA/2025  
500 HARDIN COUNTY LANDFILL XA/2025

ben acres / % factor



728 SMITH AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1200 106310
Shingle	Subtotal 106310
Plaster/Drywall	D
Panelled Wall	X
Floor/Pine	X
Floor/Carpet	X
Number of Rooms	5
Bedrooms	3
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	1 CB	24X28	1200	C-	1961AV	109120	.42	-.35	82880
2 Garage		12X8	96	C	1992AV	16130	.65		5480
3 Shed	*NV 0			OLD/		0			0
front lot	acres/	effective	depth	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	rate	value	value	
		120.00	150	100	120	120	14400	12240	Excess Fro

PUB PAVED ST/RD	
PUB SIDEWALK	
Neighborhood:	
Code:	3600
Dwl/Gar/NC%	.9700

Call Back:

Sign: PSN Date: 2015-01-23 Lister:

06-050046.0000-v082020R