BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050049.0000 RES
V26 2026

sale

2023 JAEGER HEATHER	2017-03-09	
2024 JAEGER HEATHER	2017-03-09	
2025 JAEGER HEATHER	2017-03-09	
2026 JAEGER HEATHER	2017-03-09	RIVERSIDE 107
710 SMITH AVE	1WD	
	$18,000	
KENTON OH 43326		

2027 RIGDON DAVID	2025-07-09	
710 SMITH AVE	1WD	
KENTON OH 43326		

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

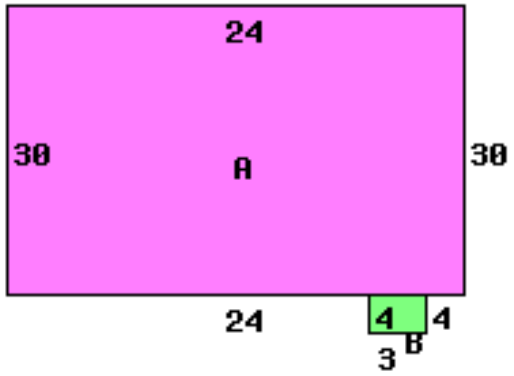
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	12310	12310	12310	12310		12310	17400	17390
Totl100%	17660t	17660t	17660t	17660t		17660t	23540t	23540t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	4310	4310	4310	4310		4310	6090	6090
Totl 35%	6180t	6180t	6180t	6180t		6180t	8240t	8240t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	254.10	268.80	267.02	267.02	267.02			
Sp-Asmnt	20.24	26.00	26.00	26.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		720		a	*MAIN
	DK	P		12	180	b	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
288	1	2025-07-09	RIGDON DAVID	1WD		6000	5340	12310
102	1	2017-03-09	JAEGER HEATHER	1WD		18000	3910	3600
464	12	2006-11-14	PARR ALLEN	12	*	0	3310	6630
404	7	2000-07-07	PARR ALLEN E & BEVERLEE	7AD		25500	2940	10000
266	0	1988-04-14			*	0	0	4030

Year	Land	Bldg	Total	Net Tax
2022	1310	2400	3710	173.30
2021	1310	2400	3710	173.94

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



710 SMITH AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	720	90500
	Subtotal			90500
Metal	Roof	GABLE		

B 1 2 U A

Unfinished Wall	X	Extra Features	180
Number of Rooms	4	Total Value	90680
Bedrooms	2		
		PUB PAVED ST/RD	
Central Heat	A		
		Neighborhood:	
Plumbing		Code:	3600
Standard	1	Dwl/Gar/NC%	1.3700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		720		D	OLD/FR	72540	.65	.50	17390

	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: 2015-01-23 Lister: 06-050049.0000-v082020R