BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050059.0000 RES
CC89 2026

sale

2023 WINGFIELD THOMAS A ET	2007-01-17	
2024 WINGFIELD THOMAS A ET	2007-01-17	
2025 WINGFIELD THOMAS A ET	2007-01-17	
2026 WINGFIELD THOMAS A ETAL	2007-01-17	RIVERSIDE 143
611 SMITH AVE	1WD	
	$0	
KENTON OH 43326		

2028 WINGFIELD MORTGAGES LLC	2026-09-29	
611 SMITH AVE	WD	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	40370	40370	40370	40370		40370	57000	57000
Totl100%	45710t	45710t	45710t	45710t		45710t	63140t	63150t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	14130	14130	14130	14130		14130	19950	19950
Totl 35%	16000t	16000t	16000t	16000t		16000t	22100t	22100t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	657.86	695.96	691.36	691.36	691.36			
Sp-Asmnt	20.83	29.18	29.18	29.18				

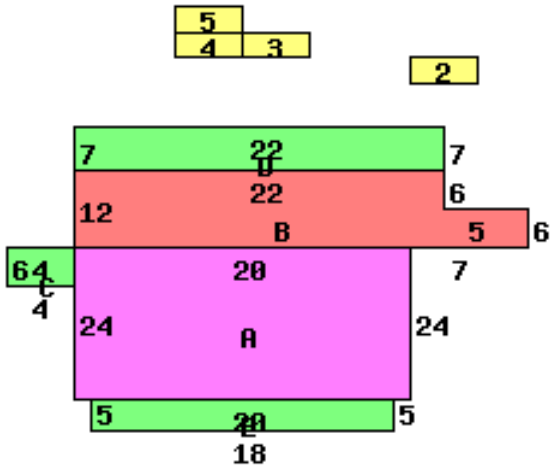
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		480		a	*MAIN
1	F/C	A		294		b	ADDTN
	OFP	P		24	720	c	PORCH
	EFP	P		154	6160	d	PORCH
	OFP	P		90	2700	e	PORCH

L/C MISTY ANN JACQUES 12-29-2015 $37,500

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
459	12	2026-09-29	WINGFIELD MORTGAGES LLC	WD	*	0	5340	40370
23	1	2007-01-17	WINGFIELD THOMAS A ETAL	1WD	*	0	3310	31890
22	1	2007-01-17	LAWRENCE BOBBIE R	1CT	*	0	3310	31890
306	1	2005-05-19	LAWRENCE BOBBY R & BETSY	1WD		40000	3000	28230
127	1	2004-03-09	WINGFIELD MARJORIE S & B	1WD		18377	3000	28230
217	1	2003-05-05	WELLS FARGO BANK MINNESO	1DD		21000	3000	28230
690	1	1996-11-06	SCOTT WILLIAM H & CORA L	1SD		15000	3110	16430
701	1	1989-08-17		1WD		3668	0	9830

Year	Land	Bldg	Total	Net Tax
2022	1310	11950	13260	619.42
2021	1310	11950	13260	621.68

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



611 SMITH AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	774	94580
	Part Upper	FRAME	480	30850
	Subtotal			125430
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Extra Features	9580
Floor/Pine	X	X	Total Value	135010
Floor/Carpet	X			
Number of Rooms	4	2	PUB PAVED ST/RD	
Bedrooms	1	2	PUB SIDEWALK	
Central Heat	A		Neighborhood:	
FORCED AIR			Code:	3600
Plumbing			Dwl/Gar/NC%	1.3700
Standard	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1T F/C		1254		D	OLD/FR	108010	.65		51790
2	Shed	*NV 0	10X10	200			OLD/	0			0
3	Garage		22X24	528		C	1970FR	12670	.70		5210
4	Lean-To	*NV	7X14	98			OLD/AV	0			0
5	P	*NV RFX	7X10	70			OLD/AV	0			0

	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: 2015-11-16 Lister: