

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050066.0000
CC94

RES
2025

sale

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

2022 NICHOLS ROD W	1992-01-08
2023 NICHOLS ROD W	1992-01-08
2024 NICHOLS ROD W	1992-01-08
2025 NICHOLS ROD W	1992-01-08 RIVERSIDE 136
725 SMITH AVE	LUN
KENTON OH 43326	\$1,025

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	599	599	599	599	599
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	2000	11000	11000	11000	11010
Totl100%	5740t	16340t	16340t	16340t	16360t
Cauv100%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	700	3850	3850	3850	3850
Totl 35%	2010t	5720t	5720t	5720t	5730t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	93.90	235.18	248.80	247.16	
Sp-Asmnt	2.15	2.15	7.85	7.85	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
22	1	1992-01-08		LUN *	1025	0	3230
Year	Land	Bldg	Total	Net Tax			
2021	1310	700	2010	94.24			
2020	1310	700	2010	81.86			

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

2 1 3

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725 SMITH AVE 43326

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

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 Pole Build		28X24	672	C	8060	.70	Dpr	2420
2 P	*SV CAN	12X24	288	OLD/FR	200			200
3 P	*SV CAN	12X24	288	OLD/FR	200			200
4 P	CAN	20X64	1280	2020FR	10240	.20		8190
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		50.00	120	89	120	5350	5350	

Call Back: Sign: PSN Date: 2015-11-16 Lister: 06-050066.0000-v082020R