

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	Tax Year	2022	2023	2024
2023 NICHOLS ROD W	1992-01-08	Prop Cls	599	599	599
2024 NICHOLS ROD W	1992-01-08	Acres			
2025 NICHOLS ROD W	1992-01-08	Land100%	3740	5340	5340
725 SMITH AVE	1992-01-08 RIVERSIDE 136	Bldg100%	2000	11000	11000
	1UN	Totl100%	5740t	16340t	16340t
KENTON OH 43326	\$1,025	Cauv100%			
		Tax Value:			
		Land 35%	1310	1870	1870
		Bldg 35%	700	3850	3850
		Totl 35%	2010t	5720t	5720t
		Hmstd35%			
		Owner 0c			
		Hmstd 0c			
		Net Tax	93.90	235.18	248.80
				247.16	
		Sp-Asmnt	2.15	2.15	7.85
				7.85	

Sale# 22	#p 1	sale date 1992-01-08	To	Type/Invalid? 1UN *	Sale\$ 1025	co:land 0	co:bldg 3230
Year 2021	Land 1310	Bldg 700	Total 2010	Net Tax 94.24			
2020	1310	700	2010	81.86			
p r o j e c t		ben acres / %		factor			
902 MAIN DISTRICT CONSERVANCY		XA/2025					

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PUB PAVED ST/RD PUB SIDEWALK		Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
Neighborhood:		1 Pole Build		28X24	672		C	OLD/FR	8060	.70		2420
Code:		2 P	*SV CAN	12X24	288			OLD/FR	200			200
Dwl/Gar/NC%		3 P	*SV CAN	12X24	288			OLD/FR	200			200
3600		4 P	CAN	20X64	1280		C	2020FR	10240	.20		8190
.9700		front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value			true value
				50.00	120	89	120	107	5350			5350