BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050066.0000 RES
CC94 2026

sale

2023 NICHOLS ROD W		1992-01-08
2024 NICHOLS ROD W		1992-01-08
2025 NICHOLS ROD W		1992-01-08
2026 NICHOLS ROD W		1992-01-08 RIVERSIDE 136
725 SMITH AVE		1UN
		$1,025
KENTON OH 43326		

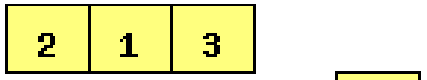
Eff Rate:- 44.66 — 47.03 — 46.74 — 46.74 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	11000	11000	11000	11000		11000	11000	11010
Totl100%	16340t	16340t	16340t	16340t		16340t	17140t	17160t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	3850	3850	3850	3850		3850	3850	3850
Totl 35%	5720t	5720t	5720t	5720t		5720t	6000t	6010t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	235.18	248.80	247.16	247.16	247.16			
Sp-Asmnt	2.15	7.85	7.85	7.85				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
22	1	1992-01-08		1UN *	1025	0	3230

Year	Land	Bldg	Total	Net Tax
2022	1310	700	2010	93.90
2021	1310	700	2010	94.24

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			





725 SMITH AVE 43326

PUB PAVED ST/RD
PUB SIDEWALK

Neighborhood:
Code: 3600
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	Pole Build		28X24	672		C	OLD/FR	8060	.70		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		C	2020FR	10240	.20		8190

	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:

06-050066.0000-v082020R