

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050067.0000
CC95

RES
2025

sale

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

2022 NICHOLS RODNEY W	2004-07-12
2023 NICHOLS RODNEY W	2004-07-12
2024 NICHOLS RODNEY W	2004-07-12
2025 NICHOLS RODNEY W	2004-07-12 RIVERSIDE 135
SMITH AVE	1WD
	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	500	500	500	500	500
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%				0	
Totl100%	3740t	5340t	5340t	5340t	5350t
Cauv100%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%					0
Totl 35%	1310t	1870t	1870t	1870t	1870t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	61.20	76.88	81.34	80.80	
Sp-Asmnt	2.10	2.10	6.61	6.61	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bdg
303	1	2004-07-12	NICHOLS RODNEY W	1WD *	0	3000	0
788	2	1996-12-27	NICHOLS RALPH W & BEULAH	2FD	11600	2170	0
Year	Land	Bldg	Total	Net Tax			
2021	1310	0	1310	61.42			
2020	1310	0	1310	53.36			

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

SMITH AVE

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

acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.00	120	89	120	107	5350	5350

Call Back: Sign: PSN Date: 2015-11-16 Lister: 06-050067.0000-v082020R