

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050067.0000
CC95

RES
2025

- sale

2022 NICHOLS RODNEY W
2023 NICHOLS RODNEY W
2024 NICHOLS RODNEY W
2025 NICHOLS RODNEY W
SMITH AVE

2004-07-12
2004-07-12
2004-07-12
2004-07-12 RIVERSIDE 135
1WD
\$0

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

$$-a/r$$

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

CAMA
500
5350
5350t

Tax value:	1310	1870	1870	1870
Land 35%				
Bldg 35%				
Totl 35%	1310t	1870t	1870t	1870t
Hmstd35%				
Owner 0c				
Hmstd RB				
Net Tax	61.20	76.88	81.34	80.80
Sp-Asmnt	2.10	2.10	6.61	6.61

1870
0
1870t

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

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

SMITH AVE

PUB	PAVED ST/RD
PUB	SIDEWALK

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Neighborhood:
Code:          3600
Dwl/Gar/NC%   .9700
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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

Call Back:

Sign: PSN Date: 2015-11-16 Lister:

06-050067.0000-v082020R