BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050067.0000 RES
CC95 2026

sale

2023 NICHOLS RODNEY W	2004-07-12	
2024 NICHOLS RODNEY W	2004-07-12	
2025 NICHOLS RODNEY W	2004-07-12	
2026 NICHOLS RODNEY W	2004-07-12	RIVERSIDE 135
SMITH AVE	1WD	
	$0	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	500	500	500	500	0	500	500	500
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%				0				
Totl100%	5340t	5340t	5340t	5340t		5340t	6140t	6150t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%								0
Totl 35%	1870t	1870t	1870t	1870t		1870t	2150t	2150t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	76.88	81.34	80.80	80.80	80.80			
Sp-Asmnt	2.10	6.61	6.61	6.61				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	1310	0	1310	61.20
2021	1310	0	1310	61.42

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

SMITH AVE

PUB PAVED ST/RD
PUB SIDEWALK

Neighborhood:
Code: 3600
Dwl/Gar/NC% 1.3700

	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:

06-050067.0000-v082020R