

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050101.0000
CC50

RES
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020 NICHOLS RODNEY W	1993-11-24
2021 NICHOLS RODNEY W	1993-11-24
2022 NICHOLS RODNEY W	1993-11-24
2023 NICHOLS RODNEY W	1993-11-24
714 ROBINSON AVE	1993-11-24 RIVERSIDE 191
	1WD
KENTON OH 43326	\$0 12.1-05-05-101

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	3740	3740	5340	5350
Bldg100%	28340	25510	25510	27940	27930
Totl100%	32090t	29260t	29260t	33290t	33280t
Cauv100%					
Tax Value:					
Land 35%	1310	1310	1310	1870	1870
Bldg 35%	9920	8930	8930	9780	9780
Totl 35%	11230t	10240t	10240t	11650t	11650t
Hmstd35%					
Owner Oc	10.98	9.94	9.94	10.30	
Hmstd RB	347.76	401.72	400.22	368.96	
Net Tax	98.58	68.44	68.18	99.76	
Sp-Asmnt	20.71	20.72	20.71	20.71	

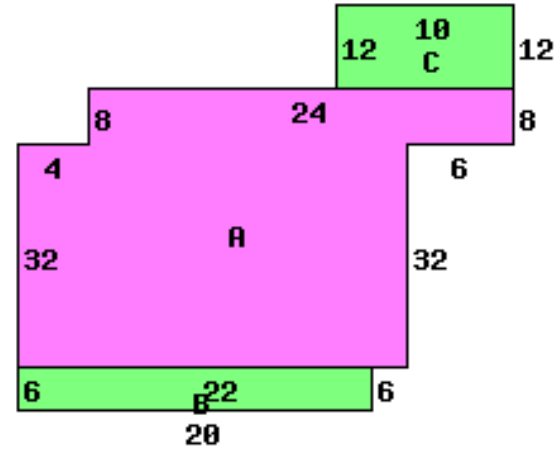
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		896			
	OFF	P		120	3600	b	PORCH
	DK	P		120	1800	c	PORCH

2023 informal changed cond to fr

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
1165	1	1993-11-24	NICHOLS RODNEY W	1WD *	0	0	13310

Year	Land	Bldg	Total	Net Tax
2019	1240	7830	9070	347.92
2018	1240	7830	9070	348.30

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2023



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 1		896	102130
Floor Level	Main	FRAME	102130
	Subtotal		
Shingle	Roof	HIP	
Plaster/Drywall	X	Extra Features	5400
Floor/Pine	X	Total Value	107530
Number of Rooms	6		
Bedrooms	3	PUB PAVED ST/RD	
		PUB SIDEWALK	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3600
Plumbing		Dwl/Gar/NC%	.9700
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			D+	OLD/FR	.65	.10	27930
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	rate	rate	value	value	
		50.00	120	89	120	107	5350	5350