

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050101.0000
CC50

RES
2025

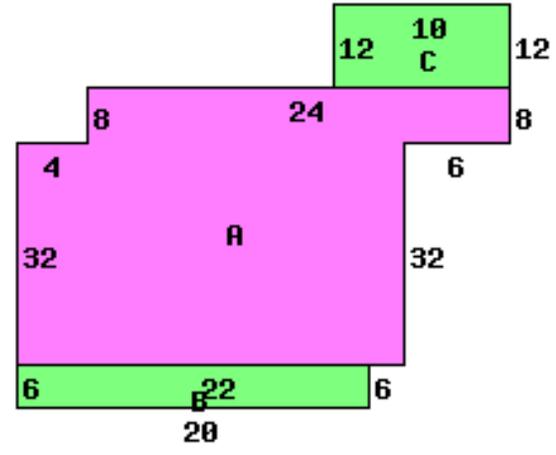
sale

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

2022 NICHOLS RODNEY W	1993-11-24
2023 NICHOLS RODNEY W	1993-11-24
2024 NICHOLS RODNEY W	1993-11-24
2025 NICHOLS RODNEY W	1993-11-24
714 ROBINSON AVE	1WD
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	25510	27940	27940	27940	27930
Totl100%	29260t	33290t	33290t	33290t	33280t
Cauv100%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	8930	9780	9780	9780	9780
Totl 35%	10240t	11650t	11650t	11650t	11650t
Hmstd35%					
Owner Oc	9.94	10.30	10.30	10.26	
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	68.18	99.76	78.86	63.48	
Sp-Asmnt	20.71	20.71	27.77	27.77	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
1	F/C	M		896		a	*MAIN		
	OFF	P		120	3600	b	PORCH		
	DK	P		120	1800	c	PORCH		
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					
2021	1310	8930	10240	68.44					
2020	1310	9920	11230	98.58					
project						ben acres	/ %	factor	
902 MAIN DISTRICT	CONSERVANCY				XA/2025				
500 HARDIN COUNTY	LANDFILL				XA/2025				



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height 1		Sq-Ft	Value
Floor Level	Main	FRAME	896 102130
	Subtotal		102130
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
Central Heat	A		PUB SIDEWALK
FORCED AIR			Neighborhood:
Plumbing			Code: 3600
Standard	1		Dwl/Gar/NC% .9700

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