BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-130011.0000 RES
EE11 2026

sale

2023 NICKLES KAREN L		2008-10-08
2024 NICKLES KAREN L		2008-10-08
2025 NICKLES KAREN L		2008-10-08
2026 NICKLES KAREN L		2008-10-08 N PT 96-97 AHSER LETSONS
903 STEINER AVE		1WD 3RD
		$19,900
KENTON OH 43326		

Orig Tax Year 1995
Parent: 06-130010.0000

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5830	5830	5830	5830		5830	6710	6720
Bldg100%	47970	47970	47970	47970		47970	67740	67740
Totl100%	53800t	53800t	53800t	53800t		53800t	74460t	74460t
Cauv100%								
Tax Value:								
Land 35%	2040	2040	2040	2040		2040	2350	2350
Bldg 35%	16790	16790	16790	16790		16790	23710	23710
Totl 35%	18830t	18830t	18830t	18830t		18830t	26060t	26060t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	774.22	819.06	813.66	813.66	813.66			
Sp-Asmnt	41.77	49.56	29.56	29.56				

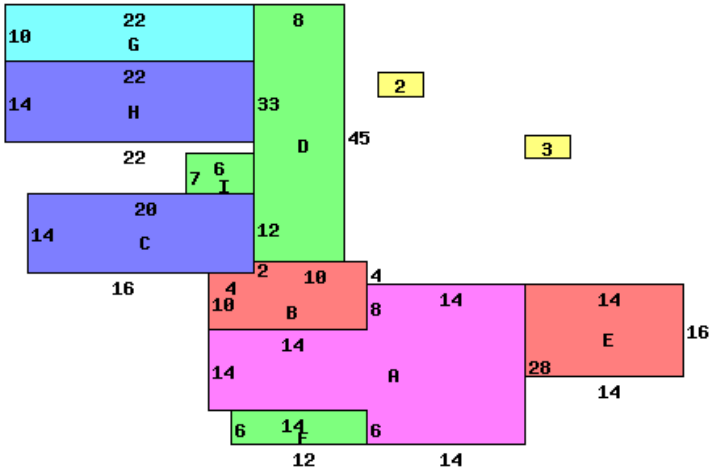
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		588		a	*MAIN
1	F/C	A		160		b	ADDTN
	F	G		280	6720	c	GRAGE
	EFP	P		360	14400	d	PORCH
1	F/C	A		224		e	ADDTN
	EFP	P		72	2880	f	PORCH
04	F	O		220	2640	g	OTHER
	F	G		308	7390	h	GRAGE
	CAN	P		42	340	i	PORCH

#: 12 L/W
0613001200000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
511	1	2008-10-08	NICKLES KAREN L	1WD *	19900	3570	60910
510	1	2008-10-08	WELLS FARGO BANK NA	1SH *	17000	3570	60910
215	1	2004-04-27	CLADWELL GINGER & MICHAE	1SD	69000	3230	55770
22	1	2004-01-13	SHARROCK DAVID R & DORIS	1WD	23000	3230	55770
21	1	2004-01-13	MANUFACTURERS & TRADERS	1SH	31000	3230	55770

Year	Land	Bldg	Total	Net Tax
2022	1440	13870	15310	715.18
2021	1440	13870	15310	717.78

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
902 MAIN DISTRICT CONSERVANCY	XA/2025			



903 STEINER AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	972	102040
	Part Upper	FRAME	588	29800
	Subtotal			131840
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	
Floor/Carpet	X	X	
Number of Rooms	8	1	
Bedrooms	4		
Central Heat	A		
FORCED AIR			
Plumbing			
Standard	1		

Garages and Carports	14110
Extra Features	20260
Total Value	166210
PUB PAVED ST/RD	
Neighborhood:	
Code:	3600
Dwl/Gar/NC%	1.3700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1560		C	OLD/FR	166210	.65	.15	67740
2	Pool	*PP		0			OLD/	0			0
3	Shed	*PP F	6X9	54			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	100	81	138	112	6720	6720

Call Back: Sign: PSN Date: 2014-12-18 Lister: