

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-130011.0000  
EE11

RES  
2025

sale

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

2022 NICKLES KAREN L	2008-10-08
2023 NICKLES KAREN L	2008-10-08
2024 NICKLES KAREN L	2008-10-08
2025 NICKLES KAREN L	2008-10-08 N PT 96-97 AHSER LETSONS
903 STEINER AVE	1WD 3RD
KENTON OH 43326	\$19,900

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	4110	5830	5830	5830	5820
Land100%	39630	47970	47970	47970	47960
Bldg100%	43740t	53800t	53800t	53800t	53780t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	1440	2040	2040	2040	2040
Bldg 35%	13870	16790	16790	16790	16790
Totl 35%	15310t	18830t	18830t	18830t	18820t
Hmstd35%					
Owner Oc					
Hmstd RB	715.18	774.22	819.06	813.66	
Net Tax					
Sp-Asmnt	41.77	41.77	49.56	29.56	

Orig Tax Year 1995  
Parent: 06-130010.0000

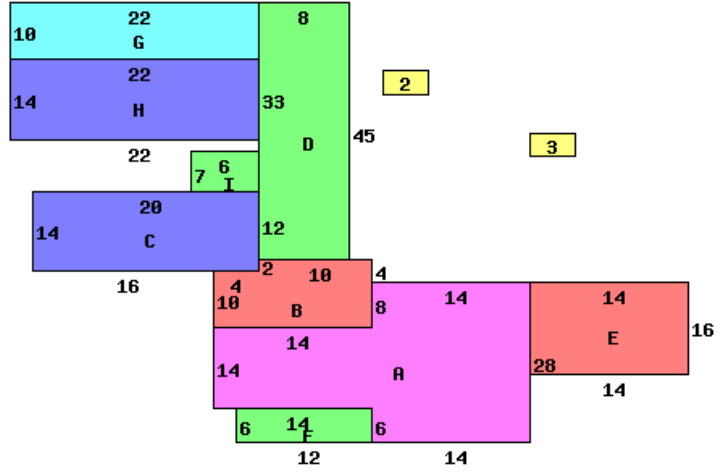
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		588			
1	F/C	A		160			ADDTN
	F	G		280	6720		GRAGE
	FFP	P		360	14400		PORCH
1	F/C	A		224			ADDTN
	FFP	P		72	2880		PORCH
04	F	O		220	2640		OTHER
	F	G		308	7390		GRAGE
	CAN	P		42	340		PORCH

#: 12 L/W  
061300120000

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 & MICHAEL	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
2021	1440	13870	15310	717.78
2020				623.46

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	
Story Height	1H	Sq-Ft	Value
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	Garages and Carports	14110
Floor/Carpet	X X	Extra Features	20260
Number of Rooms	8 1	Total Value	166210
Bedrooms	4		
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR		Neighborhood:	
Plumbing		Code:	3600
Standard	1	Dwl/Gar/NC%	.9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1H F/C			C	OLD/FR	.65	.15	47960
2 Pool	*PP				OLD/			0
3 Shed	*PP F	6X9	54		OLD/			0
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		60.00	100	81	120	97	5820	5820