

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040032.0000
CC139

RES
2025

sale

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

2022 BATES CAROLYN A	2006-02-01
2023 BATES CAROLYN A	2006-02-01
2024 VANATTA MICHAEL D & L	2023-02-02
2025 VANATTA MICHAEL D & LIN	2023-02-02 RIVERSIDE 27
314 PARK AVE	1FD
KENTON OH 43326	\$8,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	49490	16740	16740	16740	16750
Totl100%	53230t	22090t	22090t	22090t	22100t
Cauvl00%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	17320	5860	5860	5860	5860
Totl 35%	18630t	7730t	7730t	7730t	7730t
Hmstd35%					
Owner Oc					
Hmstd RB	870.26	317.84	336.22	334.02	
Net Tax					
Sp-Asmnt	21.14	21.14	26.44	26.44	

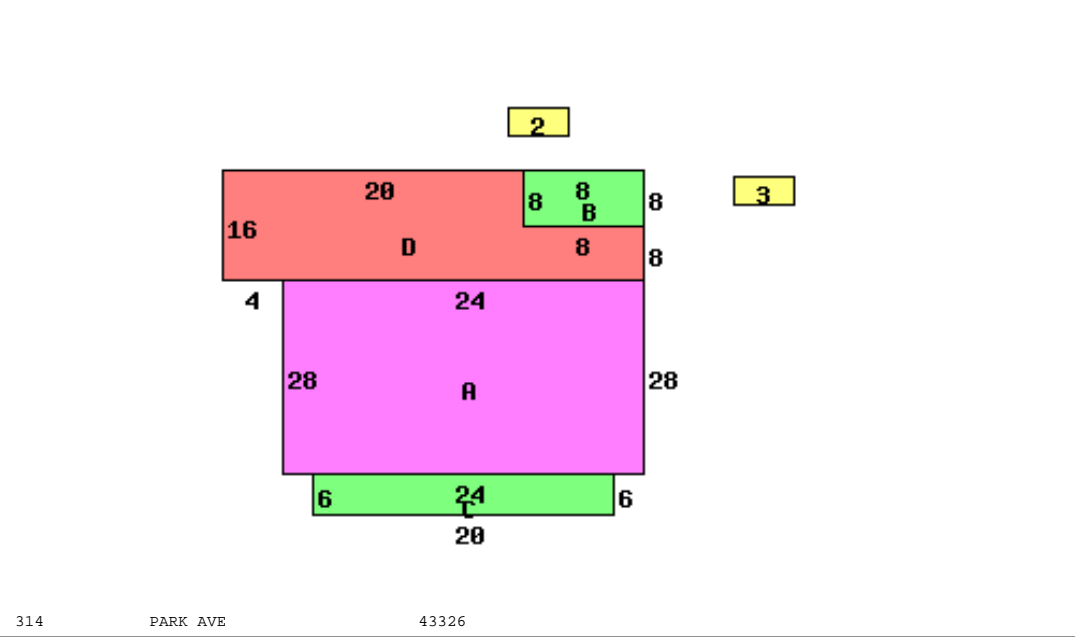
2026 MARTINEZ DANIELLE	2025-10-09
314 PARK AVE	1WD
KENTON OH 43326	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		672			
	OFF	P		64	1920	b	PORCH
1	OFF	P		120	3600	c	PORCH
	F/C	A		384		d	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
450	1	2025-10-09	MARTINEZ DANIELLE	1WD	20000	5340	16740
49	1	2023-02-02	VANATTA MICHAEL D & LINDA	1FD	8000	3740	49490
54	2	2006-02-01	BATES CAROLYN A	2QC *	0	3740	47740
262	1	1996-05-06	BATES DONALD E & CAROLYN	1WD	15000	3600	16710

Year	Land	Bldg	Total	Net Tax
2021	1310	17320	18630	873.42
2020	1310	17320	18630	758.66

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025



314 PARK AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2Q	Sq-Ft	Value
Floor Level	1056	101590
Main	FRAME	
Full Upper	FRAME	672 52250
Subtotal		153840
Shingle	Roof	GABLE
Plaster/Drywall	P P P	Heating -2060
Panelled Wall	X X X	Plumbing -3800
Floor/Carpet	X X	Extra Features 5520
Floor/Tile-Lino	X	Total Value 153500
Number of Rooms	5 2 1	
Bedrooms	2	
	PUB SIDEWALK	
	Neighborhood:	
	Code:	3600
	Dwl/Gar/NC%	.9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2_QF/C	1728		C-	OLD/PR	.75	.50	16750
2 Shed	*PP	6X8	48		OLD/			0
3 Shed	*PP	10X8	80		OLD/			0
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		50.00	120	89	120	107	5350	5350