

BUCK TWP
SOUTH KENTON CORP

00060

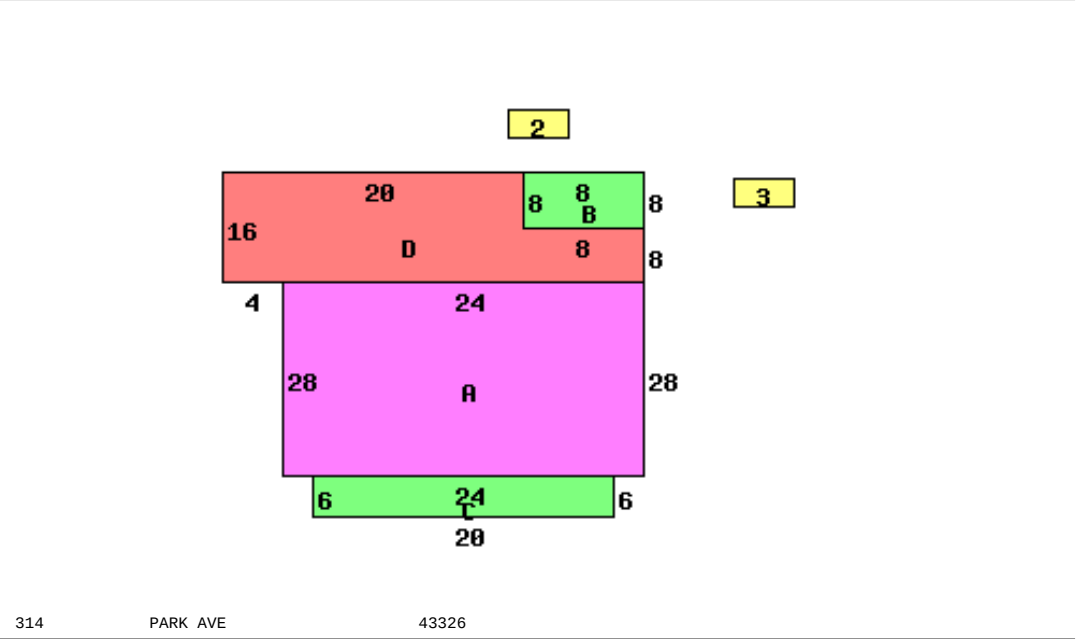
Hardin County, Ohio
Michael T. Bacon, Auditor

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	Tax Year	2022	2023	2024
2023 BATES CAROLYN A	2006-02-01	Prop Cls	510	510	510
2024 VANATTA MICHAEL D & L	2023-02-02	Acres			
2025 VANATTA MICHAEL D & LIN	2023-02-02 RIVERSIDE 27	Land100%	3740	5340	5340
314 PARK AVE	1FD	Bldg100%	49490	16740	16740
KENTON OH 43326	\$8,000	Totl100%	53230t	22090t	22090t
		Cauv100%			
		Tax Value:			
		Land 35%	1310	1870	1870
		Bldg 35%	17320	5860	5860
		Totl 35%	18630t	7730t	7730t
		Hmstd35%			
		Owner 0c			
		Hmstd RB			
		Net Tax	870.26	317.84	336.22
				334.02	
		Sp-Asmnt	21.14	21.14	26.44
				26.44	

SHB+ 2	CONS F/C	TYPE M	FACT	SQ-FT 672	VALUE 1920	a	*MAIN
	OFF	P		64	3600	b	PORCH
1	OFF	P		120		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	20C *	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			



Occupancy 1 Single Family				*DWELLING COMPUTATIONS														
				Sq-Ft	Value	Bldg Type		SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy	Fnc	True	
Story Height 2Q						1 DWELLING		2 QF/C		1728			C-	OLD/PR	138150	.75	.50	16750
Floor Level						2 Shed		*PP	6X8	48				OLD/	0			0
						3 Shed		*PP	10X8	80				OLD/	0			0
Shingle						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			