

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%					

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

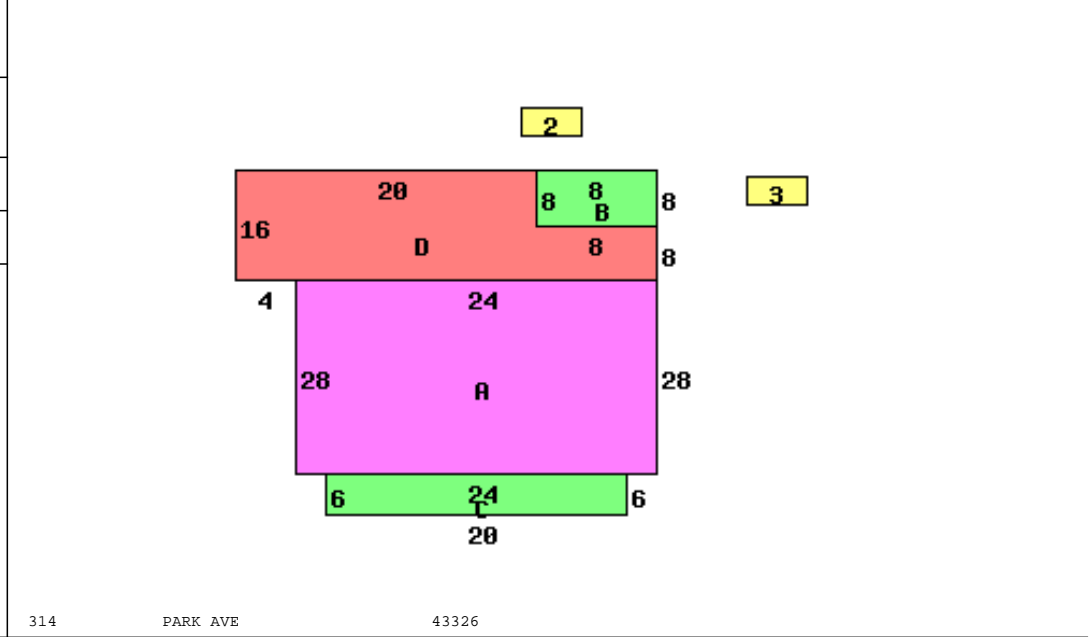
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	17320	5860	5860	5860	5860
Totl 35%	18630t	7730t	7730t	7730t	7730t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	870.26	317.84	336.22	334.02	
Sp-Asmnt	21.14	21.14	26.44	26.44	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
2	F/C	M		672		a	*MAIN	
	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

Project  
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		
Main	FRAME	1056 101590
Full Upper	FRAME	672 52250
Subtotal		153840
Shingle	Roof	GABLE
B 1 2 U A		
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	Rate	Grade	Cond	Value	Dpr	Dpr
2 Shed	*PP	6X8	48		OLD/PR	138150	.75	.50
3 Shed	*PP	10X8	80		OLD/	0		
					OLD/	0		
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	rate	value	value
		50.00	120	89	120	107	5350	5350

Call Back: Sign: PSN Date: 2015-11-17 Lister: 06-040032.0000-v082020R