BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040032.0000 RES
CC139 2026

sale

2023 BATES CAROLYN A		2006-02-01
2024 VANATTA MICHAEL D & L		2023-02-02
2025 VANATTA MICHAEL D & L		2023-02-02
2026 VANATTA MICHAEL D & LIN		2023-02-02 RIVERSIDE 27
314 PARK AVE		1FD
		$8,000
KENTON OH 43326		

2027 MARTINEZ DANIELLE		2025-10-09
314 PARK AVE		1WD
KENTON OH 43326		

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

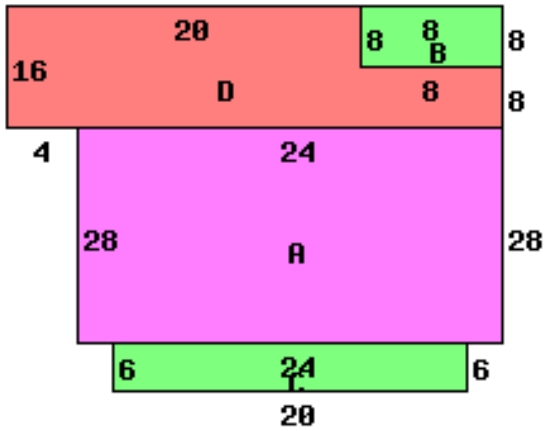
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	16740	16740	16740	16740		16740	23660	23660
Totl100%	22090t	22090t	22090t	22090t		22090t	29800t	29810t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	5860	5860	5860	5860		5860	8280	8280
Totl 35%	7730t	7730t	7730t	7730t		7730t	10430t	10430t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	317.84	336.22	334.02	334.02	334.02			
Sp-Asmnt	21.14	26.44	26.44	26.44				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		672		a	*MAIN
	OFP	P		64	1920	b	PORCH
	OFP	P		120	3600	c	PORCH
1	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
2022	1310	17320	18630	870.26
2021	1310	17320	18630	873.42

project		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

			Sq-Ft	Value
Story Height 2Q				
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	
Panelled Wall	X	X		X	
Floor/Carpet	X	X			
Floor/Tile-Lino	X				
Number of Rooms	5	2		1	
Bedrooms		2			

Heating	-2060
Plumbing	-3800
Extra Features	5520
Total Value	153500
PUB SIDEWALK	
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	2 QF/C		1728		C-	OLD/PR	138150	.75	.50	23660

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	120	89	138	123	6150	6150

Call Back: Sign: PSN Date: 2015-11-17 Lister: