

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-040034.0000  
CC141

RES  
2025

sale

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

2022	LOWRANCE BETTY E	1996-04-16	
2023	LOWRANCE BETTY E	1996-04-16	
2024	LOWRANCE BETTY E	1996-04-16	
2025	LOWRANCE BETTY E	1996-04-16	
	304 PARK AVE		
	KENTON OH 43326		

Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	27630	38090	38090	38090	38080
Totl100%	31370t	43430t	43430t	43430t	43430t
Cauvl00%					

2026	NICHOLS ADAM L	2025-01-27	
	304 PARK AVE		
	KENTON OH 43326		

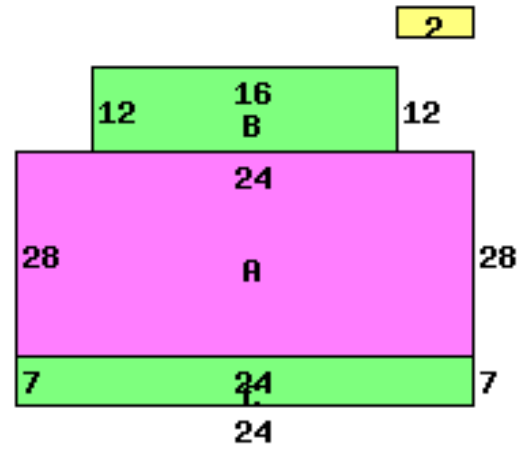
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	9670	13330	13330	13330	13330
Totl 35%	10980t	15200t	15200t	15200t	15200t
Hmstd35%					
Owner Oc	10.66	13.46	13.44	13.40	
Hmstd RB					
Net Tax	502.26	611.52	647.72	643.40	
Sp-Asmnt	20.67	20.67	28.80	225.92	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		672		a	*MAIN
	OFF	P		192	5760	b	PORCH
	OFF	P		168	5040	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
30	1	2025-01-27	NICHOLS ADAM L	LWD	25000	5340	38090
212	1	1996-04-16	LOWRANCE BETTY E	LWD	22000	3600	11400
800	1	1991-10-03		LWD	6000	0	11400
795	1	1990-10-01		LUN *	6000	0	11400
794	1	1990-10-01		LUN *	6000	0	11400
875	1	1989-10-11		LWD	6000	0	11400

Year	Land	Bldg	Total	Net Tax
2021	1310	9670	10980	504.14
2020	1310	9670	10980	436.40

Project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025
539	DELO WATER - KENTON CORP			XA/2025
540	DELO SEWER - KENTON CORP			XA/2025
642	TRASH-KENTON CITY			XA/2025



304 PARK AVE 43326

Occupancy	1 Single Family				
		*DWELLING COMPUTATIONS			
Story Height	1	Sq-Ft	Value		
Floor Level	Main	FRAME	672	86930	
	Subtotal			86930	
Shingle	Roof	HIP			
	B 1 2 U A				
Plaster/Drywall	X		Heating	-790	
Floor/Pine	X		Extra Features	10800	
Number of Rooms	4		Total Value	96940	
Bedrooms	1				
Plumbing			PUB SIDEWALK		
Standard	1		Neighborhood:		
			Code:	3600	
			Dwl/Gar/NC%	.9700	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C			Cond	Value	.55		38080
2 Shed	*PP	6X10	60	OLD/AV	87250			0
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	factor	rate	value	value	
		50.00	120	89	107	5350	5350	

Call Back:

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

06-040034.0000-v082020R