

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	1WD	
	KENTON OH 43326	\$22,000	

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

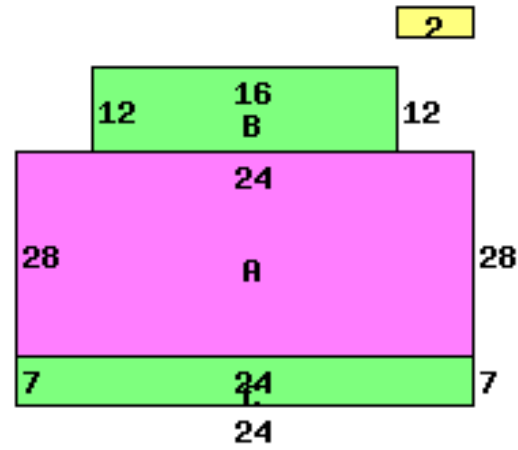
2026	NICHOLS ADAM L	2025-01-27	
	304 PARK AVE	1WD	
	KENTON OH 43326		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		672			
	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	1WD	25000	5340	38090
212	1	1996-04-16	LOWRANCE BETTY E	1WD	22000	3600	11400
800	1	1991-10-03		1WD	6000	0	11400
795	1	1990-10-01		1UN *	6000	0	11400
794	1	1990-10-01		1UN *	6000	0	11400
875	1	1989-10-11		1WD	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			C-	OLD/AV	.55		38080
2 Shed	*PP	6X10	60	OLD/		0		0
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
		50.00	120	89	120	5350	5350	