

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040039.0000
CC121

RES
2025

sale

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

| | | |
|------|-------------------------|-------------------------|
| 2022 | MCMILLION GARY & BEVE | 1996-10-11 |
| 2023 | MCMILLION GARY & BEVE | 1996-10-11 |
| 2024 | MCMILLION GARY & BEVE | 1996-10-11 |
| 2025 | MCMILLION GARY & BEVERL | 1996-10-11 RIVERSIDE 81 |
| | 215 PARK AVE | 1WD |
| | KENTON OH 43326 | \$0 |

| | | | | | |
|------------|--------|--------|--------|--------|----------------------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 4260 | 6110 | 6110 | 6110 | 6100 |
| Bldg100% | 43540 | 58090 | 58090 | 58090 | 58080 |
| Totl100% | 47800t | 64200t | 64200t | 64200t | 64180t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 1490 | 2140 | 2140 | 2140 | 2140 |
| Bldg 35% | 15240 | 20330 | 20330 | 20330 | 20330 |
| Totl 35% | 16730t | 22470t | 22470t | 22470t | 22460t |
| Hmstd35% | 14690 | 20510 | 20510 | 20510 | |
| Owner Oc | 14.26 | 18.16 | 18.14 | 18.08 | hmstd 2140 l 18370 b |
| Hmstd RB | 400.22 | 368.96 | 417.58 | 429.66 | |
| Net Tax | 367.02 | 536.76 | 541.66 | 523.20 | |
| Sp-Asmnt | 21.05 | 21.05 | 31.10 | 31.10 | |

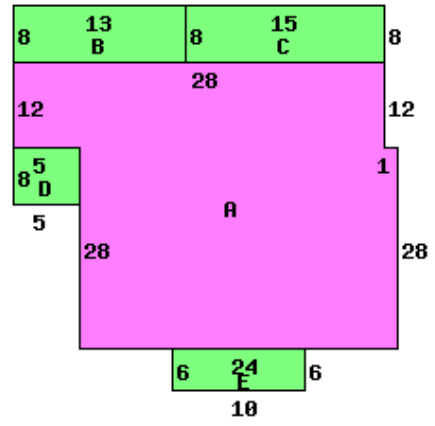
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 1 | F/C | M | | 1008 | | | |
| | EFP | P | | 104 | 4160 | b | PORCH |
| | EFP | P | | 120 | 4800 | c | PORCH |
| | OFF | P | | 40 | 1200 | d | PORCH |
| | OFF | P | | 60 | 1800 | e | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 462 | 1 | 1996-10-11 | MCMILLION GARY & BEVERLY | 1WD * | 0 | 4110 | 15710 |
| 610 | 1 | 1993-07-12 | MCMILLION DELLA L | 1WD | 28000 | 0 | 14430 |
| 769 | 1 | 1989-09-13 | | 1WD | 11000 | 0 | 14430 |
| 167 | 0 | 1988-03-08 | | 1WD * | 11000 | 0 | 14430 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 1490 | 15240 | 16730 | 368.40 |
| 2020 | 1490 | 15240 | 16730 | 319.16 |

| Project | ben acres | / % | factor |
|-------------------------------|-----------|-----|--------|
| 902 MAIN DISTRICT CONSERVANCY | | | |
| 500 HARDIN COUNTY LANDFILL | | | |

2 3



215 PARK AVE 43326

| | |
|---------------------------|------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS |
| Story Height 1 | Sq-Ft Value |
| Floor Level | 1008 101460 |
| Shingle | Subtotal 101460 |
| Plaster/Drywall X | FRAME |
| Floor/Pine X | Roof HIP |
| Number of Rooms 5 | B 1 2 U A |
| Bedrooms 2 | |
| Central Heat A | Plumbing 2800 |
| FORCED AIR | Extra Features 11960 |
| Plumbing | Total Value 116220 |
| Standard 1 | PUB SIDEWALK |
| Extra 3 Fixture 1 | Neighborhood: |
| Extra Fixture 1 | Code: 3600 |
| | Dwl/Gar/NC% .9700 |

| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
|------------|----------|-----------|-------|-----------|---------|-----------|----------|-------|
| 1 DWELLING | 1 F/C | FtxFt | Area | Grade | Cond | Value | Dpr | Dpr |
| 2 Garage | | 12X18 | 216 | C | 1930AV | 116220 | .55 | 50730 |
| 3 Garage | F | 20X24 | 480 | C | 1930AV | 5180 | .65 | 1760 |
| | | | | | 2005AV | 11520 | .50 | 5590 |
| front lot | acres/ | effective | depth | depth | actual | effective | extended | true |
| | frontage | frontage | depth | factor | rate | rate | value | value |
| | 49.9000 | 57.00 | 120 | 89 | 120 | 107 | 6100 | 6100 |