BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040040.0000 RES
CC122 2025

sale

2022	MURPHY THOMAS E	2006-04-28
2023	MURPHY DIANE E	2022-09-14
2024	SHERWOOD KIMBERLY	2023-08-10
2025	WILKERSON KEITH M	2024-07-29 RIVERSIDE 80
	213 PARK AVE	1WD
	KENTON OH 43326	$10,000

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	34430	44110	44110	44110	44100
Totl100%	38170t	49460t	49460t	49460t	49450t
Cauv100%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	12050	15440	15440	15440	15430
Totl 35%	13360t	17310t	17310t	17310t	17310t
Hmstd35%					
Owner Oc	12.96				
Hmstd RB	400.22				
Net Tax	210.90	711.72	752.92	747.96	
Sp-Asmnt	20.83	20.83	29.47	29.47	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/S	M		780		a	*MAIN
1 B	F	A		240		b	ADDTN
	OFP	P		48	1440	c	PORCH
	STP	P		20	80	d	PORCH
	DK	P		54	810	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
307	1	2024-07-29	WILKERSON KEITH M	1WD		10000	5340	44110
330	1	2023-08-10	SHERWOOD KIMBERLY	1QC	*	0	3740	34430
328	2	2023-08-10	SHERWOOD KIMBERLY ETAL	2CT	*	0	3740	34430
432	1	2022-09-14	MURPHY DIANE E	1AF	*	0	3740	34430
189	1	2006-04-28	MURPHY THOMAS E	1	*	0	3740	23310
230	1	2005-06-24	MURPHY THOMAS E & PATRIC	1SD	*	0	3400	20060

Year	Land	Bldg	Total	Net Tax
2021	1310	12050	13360	211.68
2020	1310	12050	13360	183.24

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			

213 PARK AVE 43326

Occupancy 1 Single Family

Story Height 1

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1020	102660
	Basement		240	4920
	Subtotal			107580
Metal	Roof	HIP		

B 1 2 U A

Plaster/Drywall	P	Heating	-645
Panelled Wall	X	Extra Features	2330
Unfinished Wall	X	Total Value	109265
Floor/Pine	X		
Floor/Carpet	X	PUB SIDEWALK	
Floor/Tile-Lino	L		
Number of Rooms	5	Neighborhood:	
Bedrooms	2	Code:	3600
		Dwl/Gar/NC%	.9700
Floor/Wall	X		
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1020		C-	OLD/AV	98340	.55		42930
2	Garage		14X18	252		D	OLD/PR	4840	.75		1170

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	120	89	120	107	5350	5350

Call Back: Sign: PSN Date: 2015-11-17 Lister: 06-040040.0000-v082020R