

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040046.0000
CC128

RES
2025

sale

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

2022 ORICH RAYMOND M & RIT	1990-06-19	
2023 DRAY CANDIE	2022-08-30	
2024 DRAY CANDIE	2022-08-30	
2025 KIPER PROPERTIES LLC	2024-02-15	RIVERSIDE 74
317 PARK AVE	1WD	
KENTON OH 43326	\$0	

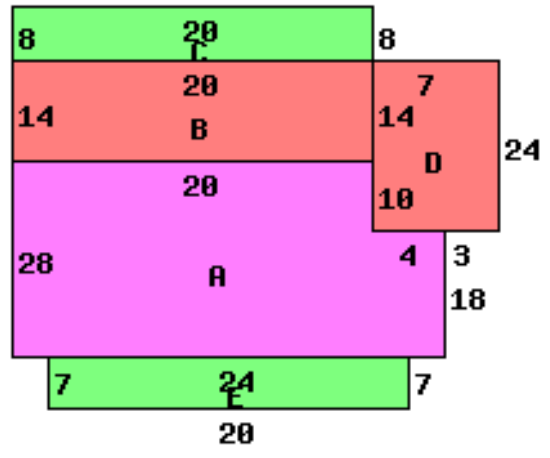
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	20090	26770	26770	26770	26780
Totl100%	23830t	32110t	32110t	32110t	32130t
Cauvl00%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	7030	9370	9370	9370	9370
Totl 35%	8340t	11240t	11240t	11240t	11250t
Hmstd35%					
Owner Oc	8.10	9.94	9.94		
Hmstd RB	381.50	368.96	417.58		
Net Tax	0.00	83.26	61.40	485.68	
Sp-Asmnt	20.53	164.39	209.23	27.55	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	F/C	M		632		a	*MAIN
1 B	F	A		280		b	ADDTN
	EFF	P		160	6400	c	PORCH
1	F/C	A		168		d	ADDTN
	EFF	P		140	5600	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
95	1	2024-02-15	KIPER PROPERTIES LLC	1WD *	0	5340	26770
413	1	2022-08-30	DRAY CANDIE	1QC *	0	3740	20090
486	1	1990-06-19		1WD *	8000	0	12310
163	0	1987-03-12			5000	0	11710

Year	Land	Bldg	Total	Net Tax
2021	1310	7030	8340	0.00
2020	1310	7030	8340	0.00

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



317 PARK AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	FRAME	1080 103900
Qtr Story	FRAME	632 2620
Basement		280 5500
Subtotal		112020
Shingle	Roof	GABLE
Plaster/Drywall	X	Heating -1300
Unfinished Wall	X	Extra Features 12000
Floor/Pine	X	Total Value 122720
Number of Rooms	1 6	
Bedrooms	3	PUB SIDEWALK
Plumbing		Neighborhood:
Standard	1	Code: 3600
		Dwl/Gar/NC% .9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 AF/C			C-	110450	.75	26780
	acres/	effective	depth	actual	effective	extended	true
front lot	frontage	frontage	depth	rate	rate	value	value
		50.00	120	89	107	5350	5350