BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040046.0000 RES
CC128 2026

sale

2023 DRAY CANDIE	2022-08-30	
2024 DRAY CANDIE	2022-08-30	
2025 KIPER PROPERTIES LLC	2024-02-15	
2026 KIPER PROPERTIES LLC	2024-02-15	RIVERSIDE 74
317 PARK AVE	1WD	
	$0	
KENTON OH 43326		

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

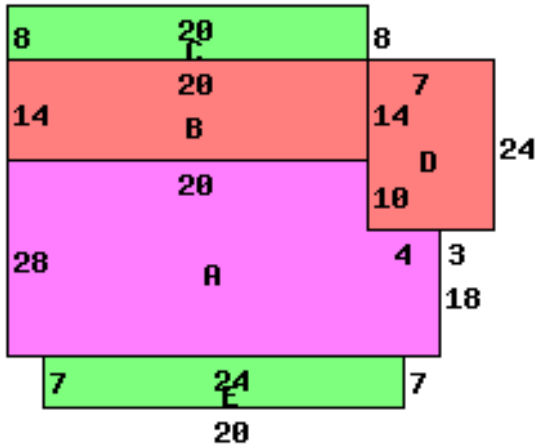
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	26770	26770	26770	26770		26770	37830	37830
Totl100%	32110t	32110t	32110t	32110t		32110t	43970t	43980t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	9370	9370	9370	9370		9370	13240	13240
Totl 35%	11240t	11240t	11240t	11240t		11240t	15390t	15390t
Hmstd35%								
Owner Oc	9.94	9.94						
Hmstd RB	368.96	417.58						
Net Tax	83.26	61.40	485.68	485.68	485.68			
Sp-Asmnt	164.39	209.23	27.55	27.55				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	F/C	M		632		a	*MAIN
1 B	F	A		280		b	ADDTN
	EFP	P		160	6400	c	PORCH
1	F/C	A		168		d	ADDTN
	EFP	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
2022	1310	7030	8340	0.00
2021	1310	7030	8340	0.00

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



317 PARK AVE 43326

Occupancy 1 Single Family

Story Height 1

Floor Level			Sq-Ft	Value
Main	FRAME		1080	103900
Qtr Story	FRAME		632	2620
Basement			280	5500
Subtotal				112020
Roof	GABLE			

Shingle

B 1 2 U A

Plaster/Drywall		X		
Unfinished Wall	X		X	
Floor/Pine		X	X	
Number of Rooms	1	6	1	
Bedrooms		3		
Plumbing				
Standard	1			

Heating	-1300
Extra Features	12000
Total Value	122720
PUB SIDEWALK	
Neighborhood:	
Code:	3600
Dwl/Gar/NC%	1.3700

*DWELLING COMPUTATIONS

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 AF/C		1080		C-	OLD/PR	110450	.75		37830

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	120	89	138	123	6150	6150

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