

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-040050.0000  
CC131

RES  
2025

sale

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

2022 WINGFIELD THOMAS A ET	2017-06-01
2023 WINGFIELD THOMAS A ET	2017-06-01
2024 WINGFIELD THOMAS A ET	2017-06-01
2025 WINGFIELD THOMAS A ETAL	2017-06-01 RIVERSIDE 70
413 PARK AVE	1WD
KENTON OH 43326	\$0

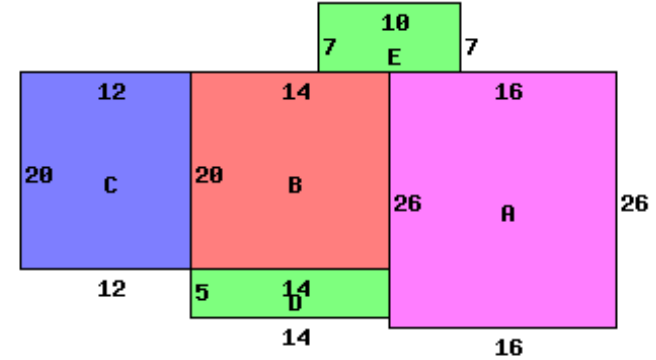
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	3740	5340	5340	5340	5350
Land100%	39110	50340	50340	50340	50340
Bldg100%	42860t	55690t	55690t	55690t	55690t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	13690	17620	17620	17620	17620
Totl 35%	15000t	19490t	19490t	19490t	19490t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	700.70	801.34	847.76	842.18	
Sp-Asmnt	20.93	20.93	30.31	30.31	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		416			
1	Q	F/C	A	280		b	ADDTN
		F	G	240	5760	c	GRAGE
		OFF	P	70	2100	d	PORCH
		OFF	P	70	2100	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
251	1	2017-06-01	WINGFIELD THOMAS A ETAL	1WD *	0	3910	29460
473	1	2009-10-27	FARNIC JOSEPH & DEBBIE L	1WD *	57500	3970	24230
318	1	2005-08-25	WINGFIELD THOMAS A & ROB	1WD *	0	3400	20510
154	1	2002-03-27	DICUS MATTHEW E & ELANIA	1SD	34500	3370	17710
650	1	1997-10-30	WINGFIELD THOMAS A & ROB	1WD	14000	3540	15000
310	1	1997-06-02	LEDESMA ARLENE & MICHAEL	1WD	2000	3540	15000
218	1	1991-04-04		1UN *	13500	0	20310
211	0	1988-03-22		*	0	0	20310
381	0	1986-05-28		*	0	0	22000

Year	Land	Bldg	Total	Net Tax
2021	1310	13690	15000	703.24
2020	1310	13690	15000	610.84

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



413 PARK AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level	696	90040
Main	FRAME	416 22960
Part Upper	FRAME	280 5180
Qtr Story	FRAME	118180
Subtotal		
Metal	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X X	Garages and Carports 5760
Floor/Pine	X X X	Extra Features 4200
Floor/Carpet	X	Total Value 128140
Floor/Tile-Lino	X	
Number of Rooms	3 3 1	PUB ALLEY
Bedrooms	3	
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3600
Plumbing		Dwl/Gar/NC% .9700
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	FtxFt	Rate	Grade	Cond	Dpr	Dpr	Value
		1112		C-	OLD/AV	.55		50340
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	rate	rate	rate	value	value
		50.00	120	89	120	107	5350	5350