BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040050.0000 RES
CC131 2026

sale

2023	WINGFIELD THOMAS A ET	2017-06-01
2024	WINGFIELD THOMAS A ET	2017-06-01
2025	WINGFIELD THOMAS A ET	2017-06-01
2026	WINGFIELD THOMAS A ETAL	2017-06-01 RIVERSIDE 70
	413 PARK AVE	1WD
		$0
	KENTON OH 43326	

2028	MTBB HOLDINGS LLC	2026-08-13
	413 PARK AVE	WD
	KENTON OH 43326	

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

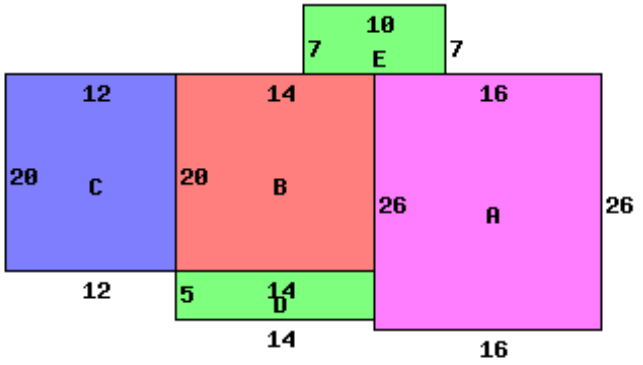
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	50340	50340	50340	50340		50340	71110	71100
Totl100%	55690t	55690t	55690t	55690t		55690t	77260t	77250t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	17620	17620	17620	17620		17620	24890	24890
Totl 35%	19490t	19490t	19490t	19490t		19490t	27040t	27040t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	801.34	847.76	842.18	842.18	842.18			
Sp-Asmnt	20.93	30.31	30.31	30.31				

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
358	14	2026-08-13	MTBB HOLDINGS LLC	WD	*	0	5340	50340
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
2022	1310	13690	15000	700.70
2021	1310	13690	15000	703.24

project		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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	696	90040
	Part Upper	FRAME	416	22960
	Qtr Story	FRAME	280	5180
	Subtotal			118180
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall	X	X		X	
Floor/Pine	X	X		X	
Floor/Carpet	X				
Floor/Tile-Lino	X				
Number of Rooms	3	3		1	
Bedrooms	3				
Central Heat	A				
FORCED AIR					
Plumbing					
Standard	1				

Garages and Carports	5760
Extra Features	4200
Total Value	128140
PUB ALLEY	
Neighborhood:	
Code:	3600
Dwl/Gar/NC%	1.3700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1112		C-	OLD/AV	115330	.55		71100

	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:

06-040050.0000-v082020R