BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050031.0000 RES
V61 2025

sale

2022 PERKINS STANLEY J	1994-05-13
2023 PERKINS STANLEY J	1994-05-13
2024 PERKINS STANLEY J	1994-05-13
2025 PERKINS STANLEY J	1994-05-13 RIVERSIDE 58-59
811 PARK AVE	1WD
	$16,000
KENTON OH 43326	

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

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	6490	9310	9310	9310	9310	9310
Bldg100%	95310	107200	107200	107200	107200	107190
Totl100%	101800t	116510t	116510t	116510t	116510t	116500t
Cauv100%						
Tax Value:						
Land 35%	2270	3260	3260	3260	3260	3260
Bldg 35%	33360	37520	37520	37520	37520	37520
Totl 35%	35630t	40780t	40780t	40780t	40780t	40780t
Hmstd35%						
Owner Oc	34.56	36.08	36.06	35.94	35.94	
Hmstd RB						
Net Tax	1629.84	1640.66	1737.76	1726.18	1726.18	
Sp-Asmnt	24.54	24.54	37.20	37.20		

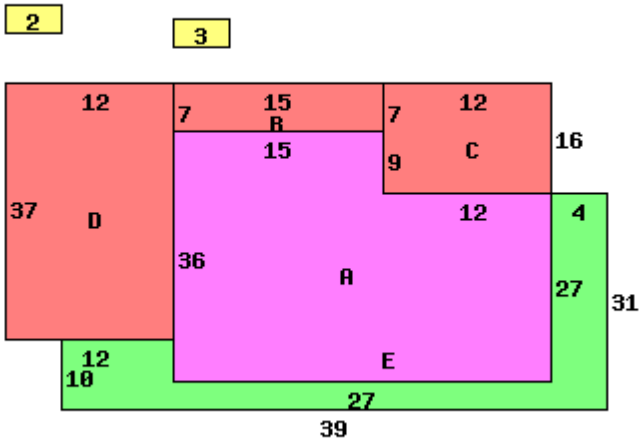
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		864		a	*MAIN
2	F	A		105		b	ADDTN
1	F/C	A		192		c	ADDTN
1	F/C	A		444		d	ADDTN
	RFX	P		312	3120	e	PORCH

#: 32 L/W
060500320000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
404	1	1994-05-13	PERKINS STANLEY J	1WD	16000	0	20430
403	1	1994-05-13	PERKINS STANLEY J	1CT *	0	0	20430
260	1	1994-04-07	PERKINS STANLEY J	1FD	14000	0	20430
284	1	1990-04-12		1UN *	0	0	15710
729	0	1985-10-17		*	0	0	14400

Year	Land	Bldg	Total	Net Tax
2021	2270	33360	35630	1635.90
2020	2270	33360	35630	1416.12

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



811 PARK AVE 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1605	123140
	Full Upper	FRAME	969	61100
	Basement		864	16140
	Subtotal			200380
Shingle	Roof	GABLE		

	B 1 2 U A		
Plaster/Drywall	X X	Extra Features	3300
Panelled Wall	X	Total Value	203680
Unfinished Wall	X X		
Floor/Pine	X X	PUB PAVED ST/RD	
Floor/Carpet	X X	PUB SIDEWALK	
Number of Rooms	1 6 2		
Bedrooms	1 3	Neighborhood:	
		Code:	3600
Central Heat	A	Dwl/Gar/NC%	.9700
FORCED AIR			
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	2 B F		2574		C-	1902GD	183310	.40		106690
2	Garage	*SV 0	60X28	1680			OLD/	500			500
3	Shed	*PP	10X12	120			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		100.00	120	89	120	107	10700	9310	Excess Fro

Call Back: Sign: PSN Date: 2015-01-23 Lister: 06-050031.0000-v082020R