BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050031.0000 RES
V61 2026

sale

2023 PERKINS STANLEY J	1994-05-13	
2024 PERKINS STANLEY J	1994-05-13	
2025 PERKINS STANLEY J	1994-05-13	
2026 PERKINS STANLEY J	1994-05-13	RIVERSIDE 58-59
811 PARK AVE	1WD	
	$16,000	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	9310	9310	9310	9310		9310	10710	10700
Bldg100%	107200	107200	107200	107200		107200	151170	151180
Totl100%	116510t	116510t	116510t	116510t		116510t	161890t	161880t
Cauv100%								
Tax Value:								
Land 35%	3260	3260	3260	3260		3260	3750	3740
Bldg 35%	37520	37520	37520	37520		37520	52910	52910
Totl 35%	40780t	40780t	40780t	40780t		40780t	56660t	56660t
Hmstd35%								
Owner Oc	36.08	36.06	35.94	35.94	35.94			
Hmstd RB								
Net Tax	1640.66	1737.76	1726.18	1726.18	1726.18			
Sp-Asmnt	24.54	37.20	37.20	37.20				

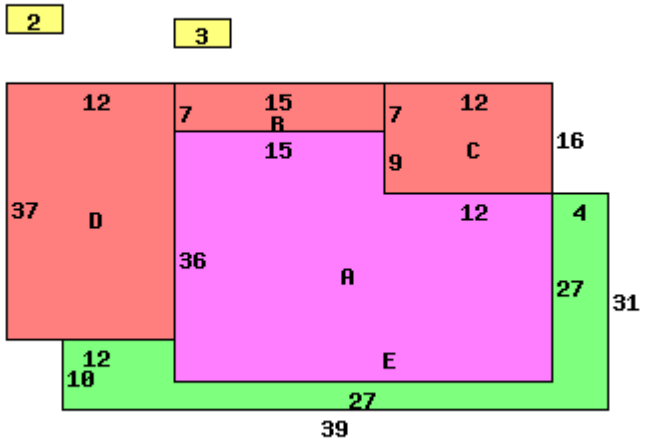
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		864		a	*MAIN
2	F	A		105		b	ADDTN
1	F/C	A		192		c	ADDTN
1	F/C	A		444		d	ADDTN
	RFX	P		312	3120	e	PORCH

#: 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
2022	2270	33360	35630	1629.84
2021	2270	33360	35630	1635.90

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



811 PARK AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	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		
Panelled Wall		X			
Unfinished Wall	X			X	
Floor/Pine		X	X		
Floor/Carpet		X	X		
Number of Rooms	1	6	2		
Bedrooms		1	3		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard	1				

Extra Features	3300
Total Value	203680
PUB PAVED ST/RD	
PUB SIDEWALK	
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	2 B F		2574		C-	1902GD	183310	.40		150680
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	138	123	12300	10700	Excess Fro

Call Back: Sign: PSN Date: 2015-01-23 Lister: