

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050033.0000
V60

RES
2025

sale

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

2022 SCOTT EVELYN	2016-07-11
2023 SCOTT EVELYN	2016-07-11
2024 SCOTT EVELYN	2016-07-11
2025 SCOTT EVELYN	2016-07-11 RIVERSIDE 60
803 PARK AVE	1SD
KENTON OH 43326	\$0

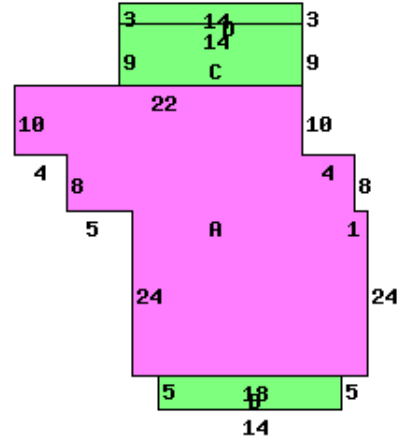
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	36600	48340	48340	48340	48350
Totl100%	40340t	53690t	53690t	53690t	53700t
Cauv100%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	12810	16920	16920	16920	16920
Totl 35%	14120t	18790t	18790t	18790t	18800t
Hmstd35%					
Owner Oc	13.70	16.62	16.62	16.48	hmstd 1870 l 16820 b
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	245.66	386.98	383.12	365.78	
Sp-Asmnt	20.91	20.91	30.08	30.08	

SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 828	VALUE 2800	a *MAIN
	EFP	P		70	2800	b PORCH
	EFP	P		126	5040	c PORCH
	OFF	P		42	1260	d PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
292	1	2016-07-11	SCOTT EVELYN	1SD *	0	3910	27540
297	1	2008-08-21	SCOTT FRANCIS JR & EVELY	1SD *	0	2800	28030

Year	Land	Bldg	Total	Net Tax
2021	1310	12810	14120	246.56
2020	1310	12810	14120	213.44

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



803 PARK AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	828 98100
Main	FRAME
Basement	414 7960
Subtotal	106060
Metal	Roof GABLE
Plaster/Drywall	X
Panelled Wall	X
Unfinished Wall	X
Floor/Pine	X
Floor/Carpet	X
Number of Rooms	1 6
Bedrooms	2
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
Extra Features	9100
Total Value	115160
PUB PAVED ST/RD	
PUB SIDEWALK	
Neighborhood:	
Code:	3600
Dwl/Gar/NC%	.9700

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	18X24	828		C-	OLD/AV	103640	.55		45240
2 Garage		10X12	432		D	OLD/AV	8290	.65		2810
3 P	*SV PAT	10X12	120			OLD/AV	200			200
4 P	*SV CAN	10X12	120			OLD/AV	100			100
front lot	acres/	effective	depth	actual	effective	extended	true			
	frontage	frontage	depth	factor	rate	value	value			
		50.00	120	89	120	5350	5350			