BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050033.0000 RES
V60 2026

sale

2023 SCOTT EVELYN	2016-07-11	
2024 SCOTT EVELYN	2016-07-11	
2025 SCOTT EVELYN	2016-07-11	
2026 SCOTT EVELYN	2016-07-11	RIVERSIDE 60
803 PARK AVE	1SD	
	$0	
KENTON OH 43326		

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

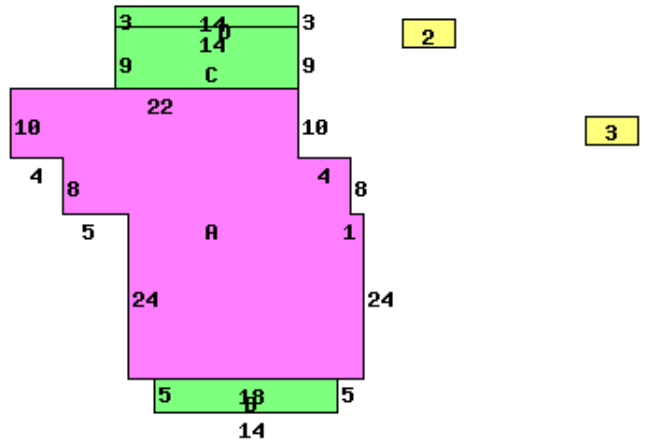
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	48340	48340	48340	48340		48340	68170	68160
Totl100%	53690t	53690t	53690t	53690t		53690t	74310t	74310t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	16920	16920	16920	16920		16920	23860	23860
Totl 35%	18790t	18790t	18790t	18790t		18790t	26010t	26010t
Hmstd35%			18690	18690		18690	25900	
Owner Oc	16.62	16.62	16.48	16.48	16.48	hmstd 1870 l	16820 b	
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	386.98	383.12	365.78	365.78	365.78			
Sp-Asmnt	20.91	30.08	30.08	30.08				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		828		a	*MAIN
	EFP	P		70	2800	b	PORCH
	EFP	P		126	5040	c	PORCH
	OFP	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
2022	1310	12810	14120	245.66
2021	1310	12810	14120	246.56

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	828	98100
	Basement		414	7960
	Subtotal			106060
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	9100
Panelled Wall	X	Total Value	115160
Unfinished Wall	X		
Floor/Pine	X	PUB PAVED ST/RD	
Floor/Carpet	X	PUB SIDEWALK	
Number of Rooms	1 6		
Bedrooms	2	Neighborhood:	
		Code:	3600
Central Heat	A	Dwl/Gar/NC%	1.3700
FORCED AIR			
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		828		C-	OLD/AV	103640	.55		63890
2	Garage		18X24	432		D	OLD/AV	8290	.65		3970
3	P	*SV PAT	10X12	120			OLD/AV	200			200
4	P	*SV CAN	10X12	120			OLD/AV	100			100

	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: 2015-01-23 Lister: 06-050033.0000-v082020R