BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050042.0000 RES
V22 2026

sale

2023 COLE RAY	1994-09-23	
2024 COLE RAY	1994-09-23	
2025 COLE RAY	1994-09-23	
2026 COLE RAY	1994-09-23	RIVERSIDE 63
717 PARK AVE	1WD	
	$3,000	
KENTON OH 43326		

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

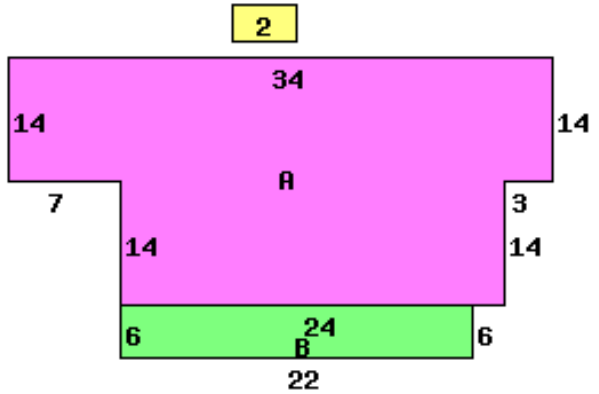
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	510	510	510
Acres							
Land100%	5340	5340	5340	5340	5340	6140	6150
Bldg100%	15940	15940	15940	15940	15940	22540	22530
Totl100%	21290t	21290t	21290t	21290t	21290t	28690t	28680t
Cauv100%							
Tax Value:							
Land 35%	1870	1870	1870	1870	1870	2150	2150
Bldg 35%	5580	5580	5580	5580	5580	7890	7890
Totl 35%	7450t	7450t	7450t	7450t	7450t	10040t	10040t
Hmstd35%							
Owner Oc	6.60	6.58	6.56	6.56			
Hmstd RB	299.72	317.48	315.36	315.36			
Net Tax							
Sp-Asmnt	20.68	26.41	26.41	26.41			

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		812		a	*MAIN
	OFP	P		132	3960	b	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
876	1	1994-09-23	COLE RAY	1WD		3000	0	3710
1043	1	1990-12-28		1UN	*	0	0	4310
863	1	1988-10-25		1WD		6000	0	4310

Year	Land	Bldg	Total	Net Tax
2022	1310	9280	10590	84.18
2021	1310	9280	10590	84.50

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



717 PARK AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	812	96210
	Subtotal			96210
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	3960
Floor/Pine	X	Total Value	100170
Number of Rooms	5		
Bedrooms	2	PUB PAVED ST/RD	
		PUB SIDEWALK	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	3600
Standard	1	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	1 F/C		812		E+	OLD/PR	60100	.75	.20	16470
2	Garage		24X24	576		D	1994AV	11060	.60		6060

	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: