

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050043.0000
V21

RES
2025

sale

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

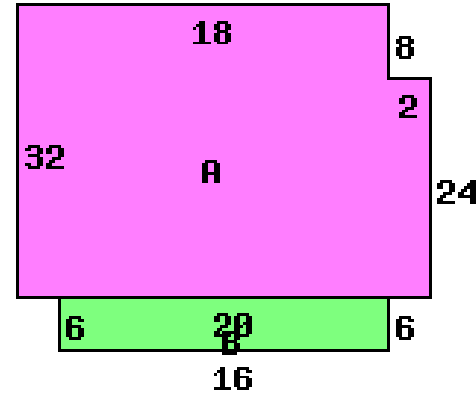
2022 WBML PROPERTIES LLC	2011-05-20
2023 WBML PROPERTIES LLC	2011-05-20
2024 WBML PROPERTIES LLC	2011-05-20
2025 WBML PROPERTIES LLC	2011-05-20 RIVERSIDE 64
713 PARK	1WD
KENTON OH 43326	\$8,500

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	7630	17430	17430	17430	17420
Totl100%	11370t	22770t	22770t	22770t	22770t
Cauv100%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	2670	6100	6100	6100	6100
Totl 35%	3980t	7970t	7970t	7970t	7970t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	185.92	327.70	346.68	344.38	
Sp-Asmnt	20.26	41.52	26.58	26.58	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		624	2880	b	PORCH
	OFF	P		96			
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
190	1	2011-05-20	WBML PROPERTIES LLC	1WD	8500	2970	7540
292	1	2007-08-01	TACKETT REGINA	1CT *	0	2800	7170
128	10	2000-03-03	TACKETT MICHAEL P & REGI	10 *	25700	2510	5400
266	0	1988-04-14			0	0	4030

Year	Land	Bldg	Total	Net Tax
2021	1310	2670	3980	186.60
2020	1310	2670	3980	162.08

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



713 PARK AVE 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	624 83340
Metal	Subtotal	HIP	83340
Plaster/Drywall	X	Extra Features	2880
Floor/Hardwood	X	Total Value	86220
Number of Rooms	6		
Bedrooms	2	PUB PAVED ST/RD	
Central Heat	A	PUB SIDEWALK	
Plumbing		Neighborhood:	
Standard	1	Code:	3600
		Dwl/Gar/NC%	.9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
		624		D+	1939FR	73290	.65 .30	17420
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	rate	value	value
		50.00	120	89	120	107	5350	5350

Call Back:

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

06-050043.0000-v082020R