BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050044.0000 RES
V20 2026

sale

2023 PARR CHRISTINE	2000-07-07	
2024 PARR CHRISTINE	2000-07-07	
2025 PARR CHRISTINE	2000-07-07	
2026 PARR CHRISTINE	2000-07-07 RIVERSIDE 65	
709 PARK AVE	15	
	$69,500	
KENTON OH 43326		

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

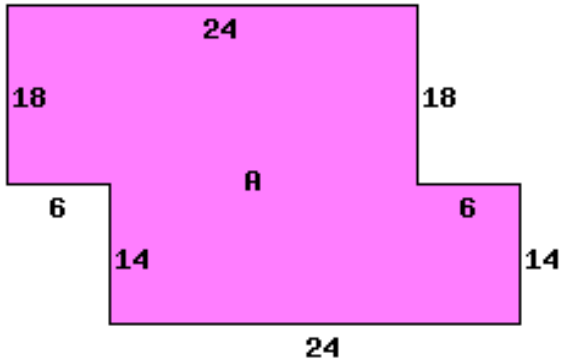
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4460	4460	4460	4460		4460	5140	5150
Bldg100%	23030	23030	23030	23030		23030	32510	32510
Totl100%	27490t	27490t	27490t	27490t		27490t	37660t	37660t
Cauv100%								
Tax Value:								
Land 35%	1560	1560	1560	1560		1560	1800	1800
Bldg 35%	8060	8060	8060	8060		8060	11380	11380
Totl 35%	9620t	9620t	9620t	9620t		9620t	13180t	13180t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	395.52	418.44	415.70	415.70	415.70			
Sp-Asmnt	20.39	27.12	27.12	27.12				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1	F/C	M		768	a	*MAIN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
405	15	2000-07-07	PARR CHRISTINE	15	69500	2140	6490
266	0	1988-04-14		*	0	0	3710

Year	Land	Bldg	Total	Net Tax
2022	1100	5060	6160	287.76
2021	1100	5060	6160	288.80

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



709 PARK AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	768	93840
	Subtotal			93840
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Total Value	93840
Floor/Pine	X		
Number of Rooms	3	PUB PAVED ST/RD	
Bedrooms	2	PUB ALLEY	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3600
Plumbing		Dwl/Gar/NC%	1.3700
Standard	1		

	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		768		D+	OLD/FR	79760	.65	.15	32510

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	46.00	100	81	138	112	5150	5150

Call Back: Sign: PSN Date: 2015-01-23 Lister: 06-050044.0000-v082020R