BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050174.0000 RES
V55 2025

sale

2022	ZEIGLER CECILY M	2017-11-07
2023	ZEIGLER CECILY M	2017-11-07
2024	ZEIGLER CECILY M	2017-11-07
2025	ZEIGLER CECILY M	2017-11-07 RIVERSIDE W 1/2 38 PT 39
	799 RIVERSIDE AVE	1WD
		$34,400
	KENTON OH 43326	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4460	6400	6400	6400	6390
Bldg100%	28630	29000	29000	29000	29010
Totl100%	33090t	35400t	35400t	35400t	35400t
Cauv100%					
Tax Value:					
Land 35%	1560	2240	2240	2240	2240
Bldg 35%	10020	10150	10150	10150	10150
Totl 35%	11580t	12390t	12390t	12390t	12390t
Hmstd35%					
Owner Oc	11.24	10.96	10.96		
Hmstd RB					
Net Tax	529.70	498.46	527.96		
Sp-Asmnt	21.50	21.50	28.01	28.01	

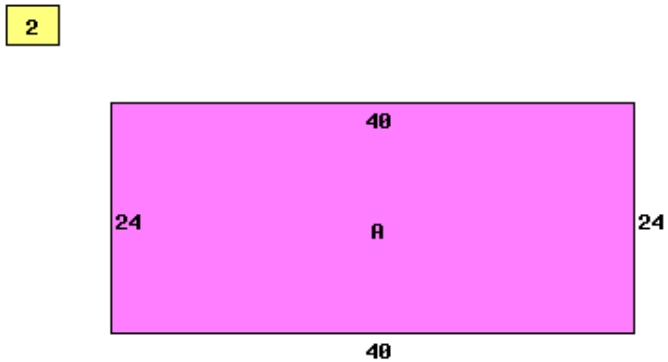
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1	F/C	M		960	a	*MAIN

#: 176 L/W
060501760000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
555	1	2017-11-07	ZEIGLER CECILY M	1WD		34400	4690	18460
336	1	2016-08-05	SHEETS PATRICIA	1WD	*	0	4690	18460
240	1	2006-04-25	MARTINDELL ELOISE	1QC		10400	3370	12660
184	1	2006-04-25	MARTINDELL ELOISE NICHOL	1CT	*	0	3370	12660
729	1	1991-09-12		1WD		3000	0	10800
260	0	1986-04-21			*	0	0	10600

Year	Land	Bldg	Total	Net Tax
2021	1560	10020	11580	531.68
2020	1560	10020	11580	460.26

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



799 RIVERSIDE AVE 43326

Occupancy 1 Single Family

Story Height 1
Floor Level Main FRAME
Subtotal
Shingle Roof GABLE

B 1 2 U A

Plaster/Drywall	D
Floor/Carpet	X
Floor/Tile-Lino	L
Number of Rooms	6
Bedrooms	3
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	960	100780
Subtotal		100780
Total Value		100780

PUB PAVED ST/RD
PUB ALLEY

Neighborhood:
Code: 3600
Dwl/Gar/NC% .9700

	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		960		D	OLD/FR	80620	.65		27370
2	Garage		14X18	252		D	1981AV	4840	.65		1640

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		71.00	84	75	120	90	6390	6390

Call Back: Sign: PSN Date: 2015-01-23 Lister: 06-050174.0000-v082020R