BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050174.0000 RES
V55 2026

sale

2023 ZEIGLER CECILY M	2017-11-07	
2024 ZEIGLER CECILY M	2017-11-07	
2025 ZEIGLER CECILY M	2017-11-07	
2026 ZEIGLER CECILY M	2017-11-07	RIVERSIDE W 1/2 38 PT 39
799 RIVERSIDE AVE	1WD	
	$34,400	
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%	6400	6400	6400	6400		6400	7370	7380
Bldg100%	29000	29000	29000	29000		29000	40970	40980
Totl100%	35400t	35400t	35400t	35400t		35400t	48340t	48360t
Cauv100%								
Tax Value:								
Land 35%	2240	2240	2240	2240		2240	2580	2580
Bldg 35%	10150	10150	10150	10150		10150	14340	14340
Totl 35%	12390t	12390t	12390t	12390t		12390t	16920t	16930t
Hmstd35%								
Owner Oc	10.96	10.96	10.92	10.92	10.92			
Hmstd RB								
Net Tax	498.46	527.96	524.46	524.46	524.46			
Sp-Asmnt	21.50	28.01	28.01	28.01				

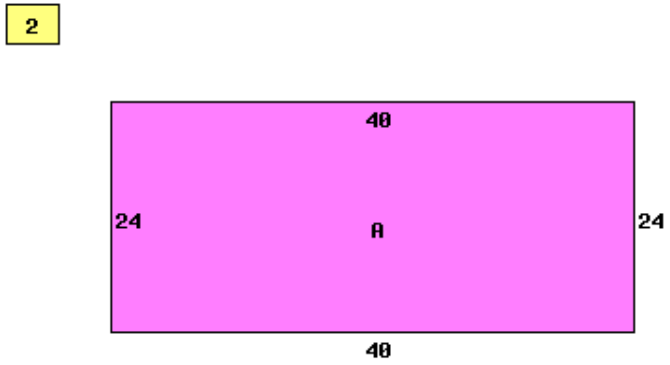
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1	F/C	M		960	a	*MAIN

#: 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
2022	1560	10020	11580	529.70
2021	1560	10020	11580	531.68

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



799 RIVERSIDE AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	960	100780
	Subtotal			100780
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Total Value	100780
Floor/Carpet	X		
Floor/Tile-Lino	L	PUB PAVED ST/RD	
Number of Rooms	6	PUB ALLEY	
Bedrooms	3		
		Neighborhood:	
Central Heat	A	Code:	3600
FORCED AIR		Dwl/Gar/NC%	1.3700
Plumbing			
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		960		D	OLD/FR	80620	.65		38660
2	Garage		14X18	252		D	1981AV	4840	.65		2320

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		71.00	84	75	138	104	7380	7380

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