

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040103.0000
CC66

RES
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020 MODD SAUNDRA L	2015-12-04
2021 MODD SAUNDRA L	2015-12-04
2022 PHILLIPS CARYL L ETAL	2021-08-26
2023 PHILLIPS CARYL L ETAL	2021-08-26 RIVERSIDE 171
304 ROBINSON AVE	2CT
KENTON OH 43326	\$0 12.1-05-04-103

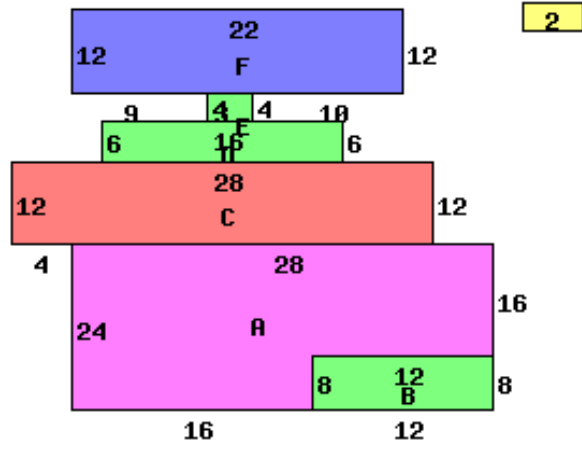
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres	3740	3740	3740	5340	5350
Land100%	47690	47690	47690	65630	65630
Bldg100%	51430t	51430t	51430t	70970t	70980t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	1310	1310	1310	1870	1870
Bldg 35%	16690	16690	16690	22970	22970
Totl 35%	18000t	18000t	18000t	24840t	24840t
Hmstd35%					
Owner Oc					
Hmstd RB	733.00	843.90	840.84	1021.34	
Net Tax					
Sp-Asmnt	21.13	21.14	21.13	21.13	

SHB+ 1T	CONS F/C	TYPE M	FACT	SQ-FT 576	VALUE 2880	a *MAIN
1	OFFP	P		96		b PORCH
	F/C	A		336		c ADDTN
	EFFP	P		96	3840	d PORCH
	EBW	P		12	480	e PORCH
	F	G		264	6340	f GRAGE

Sale# 375	#p 2	sale date 2021-08-26	To PHILLIPS CARYL L ETAL	Type/Invalid? 2CT *	Sale\$ 0	co:land 3740	co:blgd 47690
473	2	2015-12-04	MODD SAUNDRA L	2CT *	0	3910	35260
921	1	1989-10-30		LWD	22000	0	19310

Year 2019	Land 1240	Bldg 13570	Total 14810	Net Tax 583.18
2018	1240	13570	14810	583.80

Project 902 MAIN DISTRICT CONSERVANCY XA/2023
500 HARDIN COUNTY LANDFILL XA/2023
ben acres / % factor



304 ROBINSON AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1T	Sq-Ft Value
Floor Level	Main FRAME 912 99880
	Part Upper FRAME 576 35030
	Subtotal 134910
Shingle	Roof GABLE
Plaster/Drywall	X X
Floor/Pine	X X
Number of Rooms	4 3
Bedrooms	3
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
	Garages and Carports 6340
	Extra Features 7200
	Total Value 148450
	PUB SIDEWALK
	Neighborhood:
	Code: 3600
	Dwl/Gar/NC% .9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1T F/C	16X18	288	C	OLD/AV	.55		64800
2 Shed				D	1960FR	.70		830
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	50.00	120	89	120	107	5350	5350	