

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040103.0000
CC66

RES
2025

sale

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

2022 PHILLIPS CARYL L ETAL	2021-08-26
2023 PHILLIPS CARYL L ETAL	2021-08-26
2024 PHILLIPS CARYL L ETAL	2021-08-26
2025 PHILLIPS CARYL L ETAL	2021-08-26 RIVERSIDE 171
304 ROBINSON AVE	2CT
KENTON OH 43326	\$0

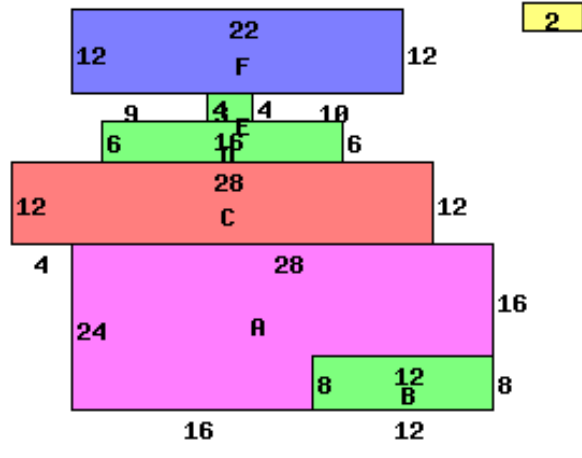
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	47690	65630	65630	65630	65630
Totl100%	51430t	70970t	70970t	70970t	70980t
Cauvl00%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	16690	22970	22970	22970	22970
Totl 35%	18000t	24840t	24840t	24840t	24840t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	840.84	1021.34	1080.48	1073.34	
Sp-Asmnt	21.13	21.13	31.85	31.85	

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 2021	Land 1310	Bldg 16690	Total 18000	Net Tax 843.90
2020	1310	16690	18000	733.00

Project 902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025



304 ROBINSON AVE 43326

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