

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

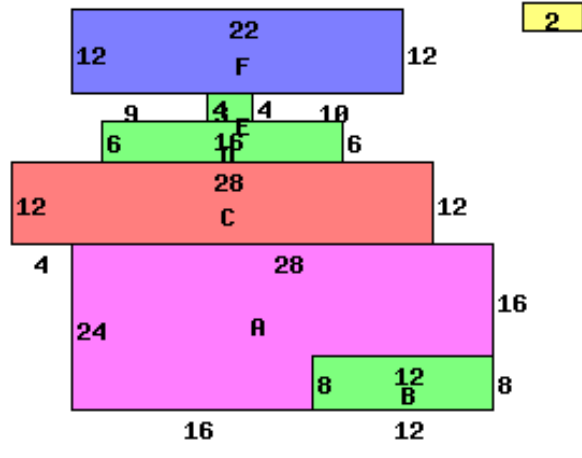
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres	3740	5340	5340	5340	5340	5350
Land100%	47690	65630	65630	65630	65630	65630
Bldg100%	51430t	70970t	70970t	70970t	70970t	70980t
Totl100%						
Cauvl00%						
Tax Value:						
Land 35%	1310	1870	1870	1870	1870	1870
Bldg 35%	16690	22970	22970	22970	22970	22970
Totl 35%	18000t	24840t	24840t	24840t	24840t	24840t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	840.84	1021.34	1080.48	1073.34	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
	OFFP	P		96		b PORCH
1	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
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	Neighborhood: 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	FtxFt Area	Rate	Grade Cond	Value	Dpr	Dpr	Value
2 Shed		16X18 288		C OLD/AV	148450	.55		64800
				D 1960FR	2770	.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	