

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
	304 ROBINSON AVE	2CT
	KENTON OH 43326	\$0

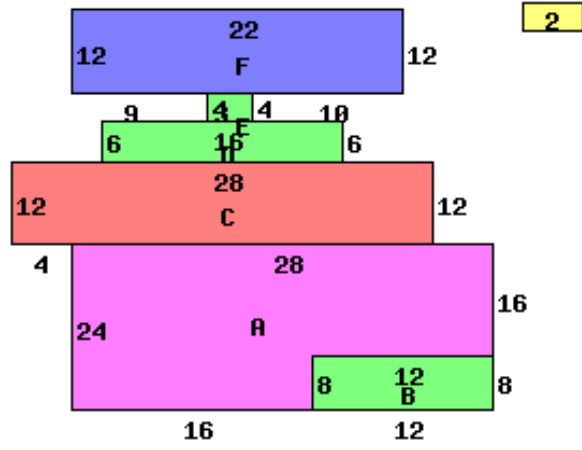
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	47690	65630	65630	65630	65630
Totl100%	51430t	70970t	70970t	70970t	70980t
Cauvl00%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	16690	22970	22970	22970	22970
Totl 35%	18000t	24840t	24840t	24840t	24840t
Hmstd35%					
Owner Oc					
Hmstd RB	840.84	1021.34	1080.48	1073.34	
Net Tax					
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	ADDIN
	EFFP	P		96	3840	d	PORCH
	EBW	P		12	480	e	PORCH
	F	G		264	6340	f	GRAGE

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

Year	Land	Bldg	Total	Net Tax
2021	1310	16690	18000	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	
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	Dpr	64800
2 Shed				D	1960FR	.70	Dpr	830
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	50.00	120	89	120	107	5350	5350	