BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040103.0000 RES
CC66 2026

sale

2023 PHILLIPS CARYL L ETAL	2021-08-26	
2024 PHILLIPS CARYL L ETAL	2021-08-26	
2025 PHILLIPS CARYL L ETAL	2021-08-26	
2026 PHILLIPS CARYL L ETAL	2021-08-26	RIVERSIDE 171
304 ROBINSON AVE	2CT	
	$0	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

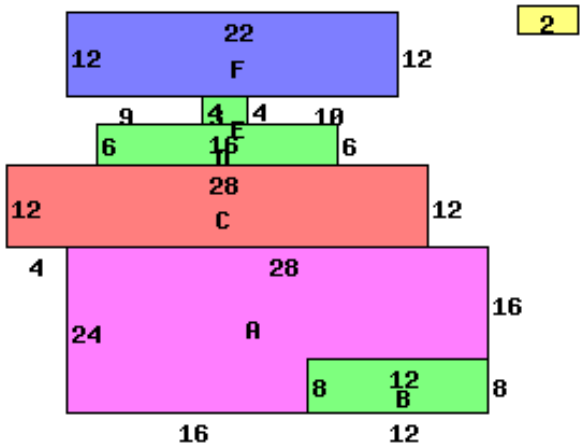
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	65630	65630	65630	65630		65630	92340	92350
Totl100%	70970t	70970t	70970t	70970t		70970t	98490t	98500t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	22970	22970	22970	22970		22970	32320	32320
Totl 35%	24840t	24840t	24840t	24840t		24840t	34470t	34480t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1021.34	1080.48	1073.34	1073.34	1073.34			
Sp-Asmnt	21.13	31.85	31.85	31.85				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		576		a	*MAIN
	OFP	P		96	2880	b	PORCH
1	F/C	A		336		c	ADDTN
	EFP	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:bldg
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		1WD	22000	0	19310

Year	Land	Bldg	Total	Net Tax
2022	1310	16690	18000	840.84
2021	1310	16690	18000	843.90

project		ben acres	/ %	factor
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				
Floor Level	Main	FRAME	912	99880
	Part Upper	FRAME	576	35030
	Subtotal			134910
Shingle	Roof	GABLE		

	B	1	2	U	A
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%	1.3700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1T F/C		1488		C	OLD/AV	148450	.55		91520
2	Shed		16X18	288		D	1960FR	2770	.70		830

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	120	89	138	123	6150	6150

Call Back: Sign: PSN Date: 2015-11-16 Lister:

06-040103.0000-v082020R