BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040104.0000 RES
CC67 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 169-170
224 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%	9310	9310	9310	9310		9310	10710	10700
Bldg100%	69000	69000	69000	69000		69000	97460	97450
Totl100%	78310t	78310t	78310t	78310t		78310t	108170t	108150t
Cauv100%								
Tax Value:								
Land 35%	3260	3260	3260	3260		3260	3750	3740
Bldg 35%	24150	24150	24150	24150		24150	34110	34110
Totl 35%	27410t	27410t	27410t	27410t		27410t	37860t	37850t
Hmstd35%								
Owner Oc	24.26	24.24	24.16	24.16	24.16			
Hmstd RB								
Net Tax	1102.76	1168.02	1160.24	1160.24	1160.24			
Sp-Asmnt	22.57	32.66	32.66	32.66				

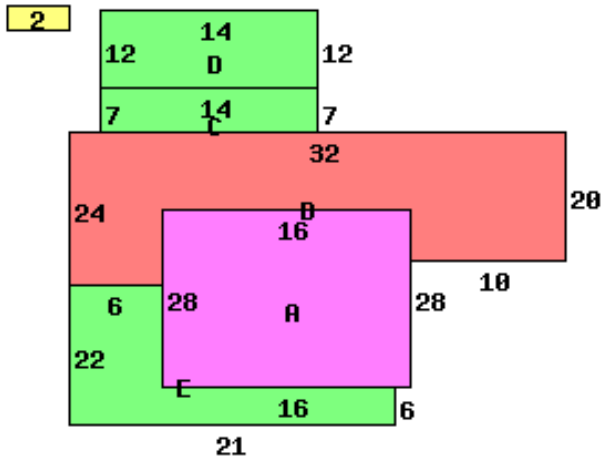
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		448		a	*MAIN
1 B	F	A		536		b	ADDTN
	EFP	P		98	3920	c	PORCH
	PAT	P		168	500	d	PORCH
	OFP	P		222	6660	e	PORCH

#: 105 L/W
060401050000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
375	2	2021-08-26	PHILLIPS CARYL L ETAL	2CT *	0	6490	52800
473	2	2015-12-04	MODD SAUNDRA L	2CT *	0	6800	40370

Year	Land	Bldg	Total	Net Tax
2022	2270	18480	20750	949.18
2021	2270	18480	20750	551.00

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



224 ROBINSON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	984	103300
	Part Upper	FRAME	448	29680
	Basement		268	5260
	Subtotal			138240
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X			
Number of Rooms		1	5	2	
Bedrooms		1	2		
Central Heat FORCED AIR		A			
Central A/C		A			
Plumbing Standard		1			

Air Conditioning	2550
Extra Features	11080
Total Value	151870
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		1432		C-	OLD/GD	136680	.40	.20	89880
2	Garage		24X24	576		C	1995AV	13820	.60		7570

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		100.00	120	89	138	123	12300	10700	Excess Fro

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