

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050096.0000
CC45

RES
2025

sale

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

2022 HALL NATHANIEL	2021-11-24
2023 HALL NATHANIEL	2021-11-24
2024 CROPPER BRYNN E	2023-10-16
2025 CROPPER BRYNN E	2023-10-16 RIVERSIDE 196
804 ROBINSON AVE	LWD
KENTON OH 43326	\$137,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	3740	5340	5340	5340	5350
Land100%	27230	35260	35260	35260	35250
Bldg100%	30970t	40600t	40600t	40600t	40600t
Totl100%					
Cauv100%					

2026 ARNOLD JAMES D	2025-09-02
804 ROBINSON AVE	LWD
KENTON OH 43326	

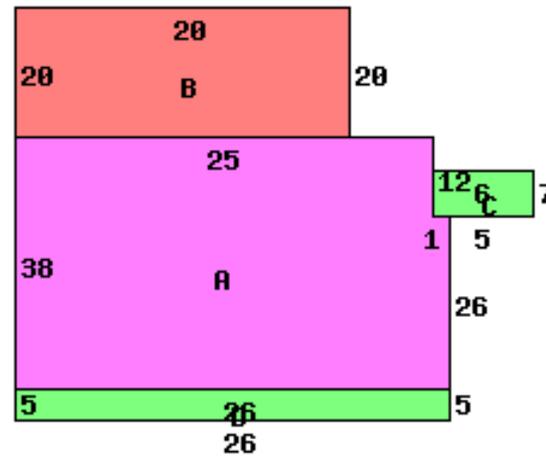
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	9530	12340	12340	12340	12340
Totl 35%	10840t	14210t	14210t	14210t	14210t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	506.38	584.28	618.10	614.04	
Sp-Asmnt	20.71	20.71	28.60	28.60	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		976			
1	F/C	A		400		b	ADDTN
	DK	P		42	630	c	PORCH
	OFF	P		130	3900	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
386	1	2025-09-02	ARNOLD JAMES D	LWD	150000	5340	35260
438	1	2023-10-16	CROPPER BRYNN E	LWD	137000	3740	27230
640	1	2021-11-24	HALL NATHANIEL	LWD	9000	3740	27230
483	1	2021-09-13	QUEST FEDERAL CREDIT UNIO	LSH *	8000	3740	27230
231	1	2017-05-23	WILSON ROBIN	LWD	11000	3910	24340
99	1	2008-02-28	CORNISH DANIEL	LLW *	24000	2370	33800
366	1	2007-09-24	NOVASTAR MORTGAGE INC	LWD *	0	2370	33800
200	1	2006-05-05	PENWELL JAMES & CHARLOTT	LQC *	0	2370	9630
199	1	2006-05-05	PENWELL CHARLOTTE	LWD *	0	2370	9630
259	1	2005-07-19	PENWELL WILL & CHARLOTTE	LSL *	0	2140	8430
151	1	2005-03-11	PENWELL CHARLOTTE	LFD	14400	2140	8430

Year	Land	Bldg	Total	Net Tax
2021	1310	9530	10840	508.22
2020	1310	9530	10840	441.42

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



804 ROBINSON AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1376 109450
Shingle	Subtotal 109450
Plaster/Drywall X	Plumbing 1400
Floor/Pine X	Extra Features 4530
Number of Rooms 6	Total Value 115380
Bedrooms 4	
Central Heat A	PUB PAVED ST/RD
FORCED AIR	PUB SIDEWALK
Plumbing	Neighborhood:
Standard 1	Code: 3600
Extra 2 Fixture 1	Dwl/Gar/NC% .9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Dpr Dpr	Value
		1376	1376	C-	OLD/FR	.65	35250
front lot	acres/	effective	depth	depth	actual	extended	true
	frontage	frontage	depth	factor	rate	value	value
		50.00	120	89	120	107	5350