BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050096.0000 RES
CC45 2026

sale

2023	HALL NATHANIEL	2021-11-24
2024	CROPPER BRYNN E	2023-10-16
2025	CROPPER BRYNN E	2023-10-16
2026	CROPPER BRYNN E	2023-10-16 RIVERSIDE 196
	804 ROBINSON AVE	1WD
		$137,000
	KENTON OH 43326	

2027	ARNOLD JAMES D	2025-09-02
	804 ROBINSON AVE	1WD
	KENTON OH 43326	

Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

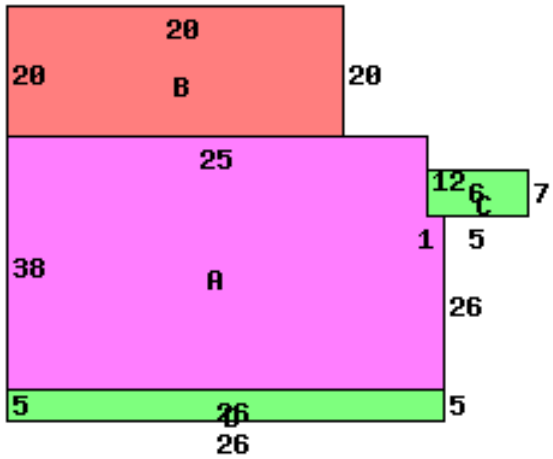
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	35260	35260	35260	35260		35260	49800	49790
Totl100%	40600t	40600t	40600t	40600t		40600t	55940t	55940t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	12340	12340	12340	12340		12340	17430	17430
Totl 35%	14210t	14210t	14210t	14210t		14210t	19580t	19580t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	584.28	618.10	614.04	614.04	614.04			
Sp-Asmnt	20.71	28.60	28.60	28.60				

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

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

Year	Land	Bldg	Total	Net Tax
2022	1310	9530	10840	506.38
2021	1310	9530	10840	508.22

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1376	109450
	Subtotal			109450
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Plumbing	1400
Floor/Pine	X	Extra Features	4530
Number of Rooms	6	Total Value	115380
Bedrooms	4		
		PUB PAVED ST/RD	
Central Heat	A	PUB SIDEWALK	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	3600
Extra 2 Fixture	1	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	1 F/C		1376		C-	OLD/FR	103840	.65		49790

	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:

06-050096.0000-v082020R