BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050099.0000 RES
CC48 2026

sale

2023 BATTLES CASSANDRA L	2019-08-12	
2024 BATTLES CASSANDRA L	2019-08-12	
2025 BATTLES CASSANDRA L	2019-08-12	
2026 BATTLES CASSANDRA L	2019-08-12	RIVERSIDE 193
718 ROBINSON AVE	3WD	
KENTON OH 43326	$0	

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

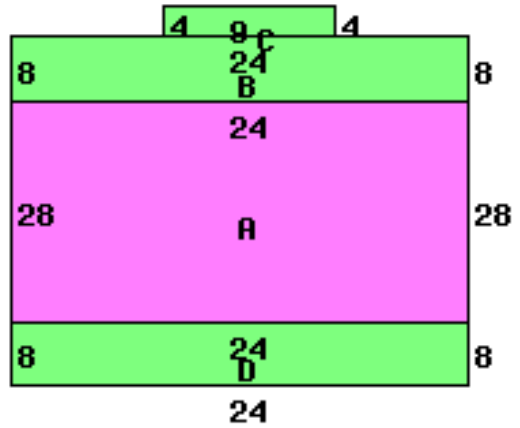
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	44890	44890	44890	44890		44890	63370	63380
Totl100%	50230t	50230t	50230t	50230t		50230t	69510t	69530t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	15710	15710	15710	15710		15710	22180	22180
Totl 35%	17580t	17580t	17580t	17580t		17580t	24330t	24340t
Hmstd35%								
Owner Oc	15.56	15.54	15.50	15.50	15.50			
Hmstd RB								
Net Tax	707.26	749.14	744.14	744.14	744.14			
Sp-Asmnt	20.76	29.69	29.69	29.69				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 Q	F/C	M		672		a	*MAIN
	EFP	P		192	7680	b	PORCH
	STP	P		36	140	c	PORCH
	OFP	P		192	5760	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
280	3	2019-08-12	BATTLES CASSANDRA L	3WD *	0	3540	24090
513	3	2015-10-02	BATTLES THOMAS A	3WD	42250	3910	29660
275	3	2015-07-10	PRATER JEFFREY L & ELLIS	3AF *	0	3910	29660
118	1	2006-03-14	PRATER ELLIS R	1CT *	0	2370	20600

Year	Land	Bldg	Total	Net Tax
2022	1310	10780	12090	553.04
2021	1310	10780	12090	555.10

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



718 ROBINSON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	672	86930
	Qtr Story	FRAME	672	11140
	Subtotal			98070
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Floor/Pine		X	X		
Floor/Carpet		X			
Number of Rooms		6	2		
Bedrooms		1	2		
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard		1			

Air Conditioning	2580
Extra Features	13580
Total Value	114230
PUB PAVED ST/RD	
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	1 QF/C		672		C-	OLD/AV	102810	.55		63380

	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:

06-050099.0000-v082020R