BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050100.0000 RES
CC49 2026

sale

2023 BRESSLER TIMOTHY	2022-11-04	
2024 BRESSLER TIMOTHY	2022-11-04	
2025 BRESSLER TIMOTHY	2022-11-04	
2026 BRESSLER TIMOTHY	2022-11-04	RIVERSIDE 192
716 ROBINSON AVE	1WD	
	$0	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

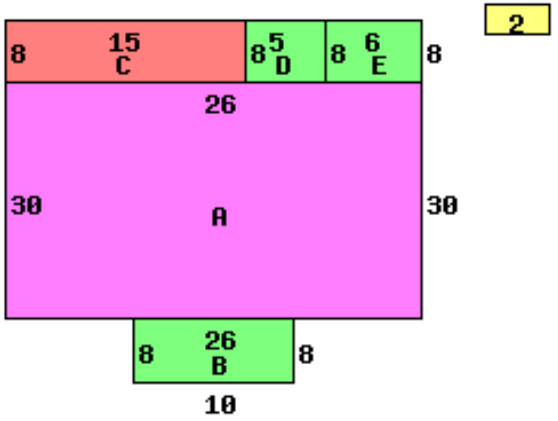
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	68510	68510	68510	68510		68510	96770	96770
Totl100%	73860t	73860t	73860t	73860t		73860t	102910t	102920t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	23980	23980	23980	23980		23980	33870	33870
Totl 35%	25850t	25850t	25850t	25850t		25850t	36020t	36020t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1062.88	1124.40	1116.98	1116.98	1116.98			
Sp-Asmnt	3.43	14.37	14.37	14.37				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1Q	F/C	M		780		a	*MAIN
	OFP	P		80	2400	b	PORCH
1	F/C	A		120		c	ADDTN
	OFP	P		40	1200	d	PORCH
	STP	P		48	190	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
513	1	2022-11-04	BRESSLER TIMOTHY	1WD	*	0	3740	61430
470	1	2021-10-27	SECRETARY OF HOUSING & UR	1WD	*	0	3740	61430
108	1	2021-03-31	FLAGSTAR BANK FSB	1SH		44000	3740	61430
113	1	2019-03-29	BOLTZ ANDREW F SR	1WD		77000	3540	48690
1063	1	1995-10-30	ROSTORFER JOHN H	1FD		0	2200	14510
99	1	1995-02-08	MARKLEY FREDERICK E ADM	1WD	*	0	0	16710
1257	1	1993-12-27	ROSTORFER KEVIN	1WD	*	1000	0	17600

Year	Land	Bldg	Total	Net Tax
2022	1310	21500	22810	1065.52
2021	1310	21500	22810	1069.40

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			



716 ROBINSON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	900	102580
	Qtr Story	FRAME	780	12370
	Subtotal			114950
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Extra Features	3790
Bedrooms	2	Total Value	118740
Central Heat	A	PUB PAVED ST/RD	
		PUB SIDEWALK	
Plumbing			
Standard	1	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	1Q F/C		900		D+	1960AV	100930	.42		80200
2	Garage		28X30	840		D	2016AV	16130	.25		16570

	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: 2017-05-22 Lister: 06-050100.0000-v082020R