BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050101.0000 RES
CC50 2026

sale

2023 NICHOLS RODNEY W	1993-11-24	
2024 NICHOLS RODNEY W	1993-11-24	
2025 NICHOLS RODNEY W	1993-11-24	
2026 NICHOLS RODNEY W	1993-11-24	RIVERSIDE 191
714 ROBINSON AVE	1WD	
	$0	
KENTON OH 43326		

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

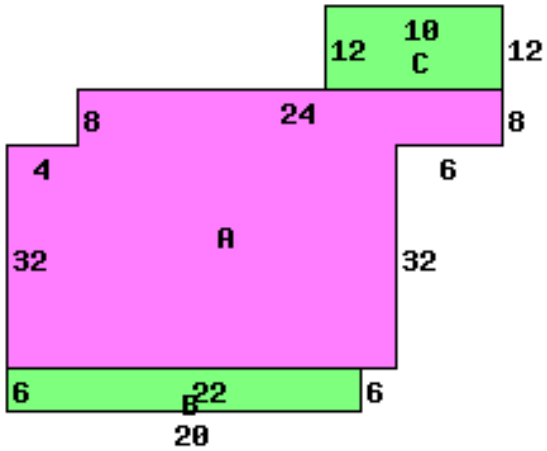
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	27940	27940	27940	27940		27940	39430	39440
Totl100%	33290t	33290t	33290t	33290t		33290t	45570t	45590t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	9780	9780	9780	9780		9780	13800	13800
Totl 35%	11650t	11650t	11650t	11650t		11650t	15950t	15960t
Hmstd35%								
Owner Oc	10.30	10.30	10.26	10.26	10.26			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	99.76	78.86	63.48	63.48	63.48			
Sp-Asmnt	20.71	27.77	27.77	27.77				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		896		a	*MAIN
	OFP	P		120	3600	b	PORCH
	DK	P		120	1800	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
1165	1	1993-11-24	NICHOLS RODNEY W	1WD *	0	0	13310

Year	Land	Bldg	Total	Net Tax
2022	1310	8930	10240	68.18
2021	1310	8930	10240	68.44

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



714 ROBINSON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	896	102130
	Subtotal			102130
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Extra Features	5400
Floor/Pine	X	Total Value	107530
Number of Rooms	6		
Bedrooms	3	PUB PAVED ST/RD	
		PUB SIDEWALK	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	3600
Standard	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		896		D+	OLD/FR	91400	.65	.10	39440

	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:

06-050101.0000-v082020R