

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050101.0000
CC50

RES
2025

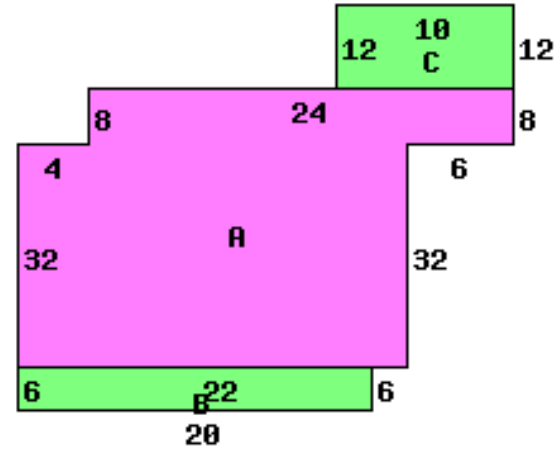
sale

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

2022 NICHOLS RODNEY W	1993-11-24
2023 NICHOLS RODNEY W	1993-11-24
2024 NICHOLS RODNEY W	1993-11-24
2025 NICHOLS RODNEY W	1993-11-24 RIVERSIDE 191
714 ROBINSON AVE	1WD
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	25510	27940	27940	27940	27930
Totl100%	29260t	33290t	33290t	33290t	33280t
Cauv100%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	8930	9780	9780	9780	9780
Totl 35%	10240t	11650t	11650t	11650t	11650t
Hmstd35%					
Owner Oc	9.94	10.30	10.30	10.26	
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	68.18	99.76	78.86	63.48	
Sp-Asmnt	20.71	20.71	27.77	27.77	

SHB+ 1	CONS F/C	TYPE M	FACT P	SQ-FT 896	VALUE 3600	a *MAIN
	DK	P	P	120	1800	b PORCH
						c PORCH
Sale# 1165	#p 1	sale date 1993-11-24	To NICHOLS RODNEY W	Type/Invalid? 1WD *	Sale\$ 0	co:land 0
						co:bldg 13310
Year 2021	Land 1310	Bldg 8930	Total 10240	Net Tax 68.44		
2020	1310	9920	11230	98.58		
project 902 MAIN DISTRICT CONSERVANCY				XA/2025	ben acres	/ % factor
500 HARDIN COUNTY LANDFILL				XA/2025		



714 ROBINSON AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	896 102130
Shingle	Main Subtotal 102130
Plaster/Drywall X	FRAME
Floor/Pine X	HIP
Number of Rooms 6	B 1 2 U A
Bedrooms 3	
Central Heat FORCED AIR A	Extra Features 5400
Plumbing Standard 1	Total Value 107530
	PUB PAVED ST/RD
	PUB SIDEWALK
	Neighborhood:
	Code: 3600
	Dwl/Gar/NC% .9700

Bldg Type 1 DWELLING	SHB+Cons 1 F/C	DixHt FtxFt	Area 896	Unit Rate	Grade D+	Blt/Renov Cond OLD/FR	Replace Value 91400	Phy Dpr .65	Fnc Dpr .10	True Value 27930
front lot	acres/ frontage	effective frontage 50.00	depth 120	depth factor 89	actual rate 120	effective rate 107	extended value 5350	true value 5350		