BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050114.0000 RES
CC14 2025

sale

2022	TILLMAN NANCY J	2003-05-07
2023	ABURTO RENTALS LLC	2022-09-27
2024	DIAZ BACA MARIO R &	2023-04-12
2025	DIAZ BACA MARIO R &	2023-04-12 RIVERSIDE N 1/2 236 1SD
	627 ROBINSON AVE	$98,034
	KENTON OH 43326	

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

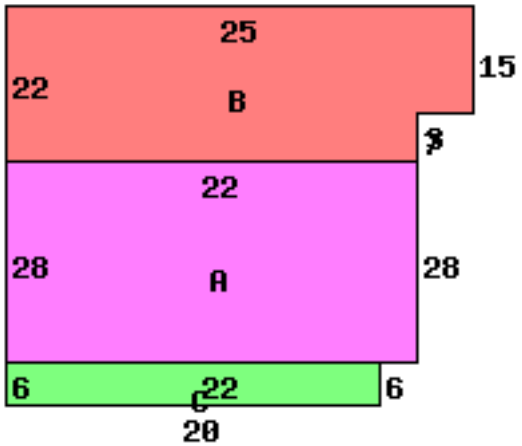
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	1940	2710	2710	2710	2720
Bldg100%	54740	49540	49540	49540	49550
Totl100%	56690t	52260t	52260t	52260t	52270t
Cauv100%					
Tax Value:					
Land 35%	680	950	950	950	950
Bldg 35%	19160	17340	17340	17340	17340
Totl 35%	19840t	18290t	18290t	18290t	18290t
Hmstd35%				18290	
Owner Oc			16.16	16.12	hmstd 950 l 17340 b
Hmstd RB					
Net Tax	926.80	752.02	779.40	774.20	
Sp-Asmnt	21.24	21.24	29.92	29.92	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		616		a	*MAIN
2	F/C	A		529		b	ADDTN
	OFP	P		120	3600	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
126	1	2023-04-12	DIAZ BACA MARIO R &	1SD	98034	1940	54740
506	1	2022-09-27	ABURTO RENTALS LLC	1WD	47500	1940	54740
223	1	2003-05-07	TILLMAN NANCY J	1WD	8000	1290	16400
230	1	2003-05-07	TCIF REO 1 LLC	1QC *	0	1290	16400
659	1	2001-12-07	OPTION ONE MORTGAGE CORP	1DD	14000	1290	14170
245	1	1998-05-26	GIBSON ALFRED LEROY	1CT *	0	1370	10110
246	1	1998-05-26	GIBSON SHIRLEY D	1CT *	0	1370	10110

Year	Land	Bldg	Total	Net Tax
2021	680	19160	19840	930.18
2020	680	19160	19840	807.92

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



627 ROBINSON AVE 43326

Occupancy 1 Single Family

Story Height 1

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1145	105670
	Full Upper	FRAME	529	44900
	Subtotal			150570
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Air Conditioning	2940
Floor/Pine	X	Extra Features	3600
Number of Rooms	5	Total Value	157110
Bedrooms	2		
		PUB PAVED ST/RD	
Central Heat	A	PUB SIDEWALK	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	3600
Standard	1	Dwl/Gar/NC%	.9700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		1674		D+	OLD/AV	133540	.55	.15	49550

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	50	57	120	68	2720	2720

Call Back: Sign: PSN Date: 2015-11-16 Lister: 06-050114.0000-v082020R