BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050120.0000 RES
CC21 2026

sale

2023	JOHNSON DAVID E & MEL	2013-09-18
2024	JOHNSON DAVID E & MEL	2013-09-18
2025	JOHNSON DAVID E & MEL	2013-09-18
2026	JOHNSON DAVID E & MELIS	2013-09-18 RIVERSIDE 230
	727 ROBINSON AVE	2SD
		$57,500
	KENTON OH 43326	

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

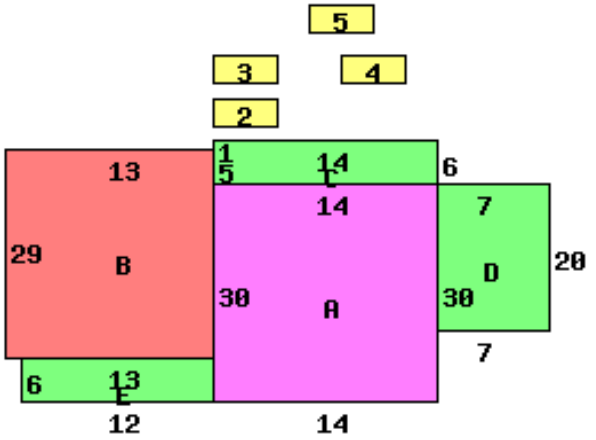
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	30490	30490	30490	30490		30490	42860	42850
Totl100%	35830t	35830t	35830t	35830t		35830t	49000t	49000t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	10670	10670	10670	10670		10670	15000	15000
Totl 35%	12540t	12540t	12540t	12540t		12540t	17150t	17150t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	515.60	545.46	541.86	541.86	541.86			
Sp-Asmnt	20.65	28.06	28.06	28.06				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		420		a	*MAIN
1	F/C	A		377		b	ADDTN
	EFP	P		84	3360	c	PORCH
	OFP	P		140	4200	d	PORCH
	EFP	P		72	2880	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
454	2	2013-09-18	JOHNSON DAVID E & MELISSA	2SD		57500	3910	31540
228	2	2012-06-08	WINGFIELD THOMAS A ETAL	2WD	*	0	3910	31540
288	2	2009-07-13	DAVIS BREEAN A	2WD	*	65000	2490	32140
625	2	2005-09-16	WINGFIELD THOMAS A ETAL	2SH		18666	2140	26800

Year	Land	Bldg	Total	Net Tax
2022	1310	9080	10390	485.34
2021	1310	9080	10390	487.12

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



727 ROBINSON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	797	97390
	Full Upper	FRAME	420	37650
	Subtotal			135040
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Extra Features	10440
Panelled Wall	X		Total Value	145480
Floor/Pine	X	X		
Floor/Carpet	X		PUB PAVED ST/RD	
Number of Rooms	4	2	PUB SIDEWALK	
Bedrooms	1	2		
			Neighborhood:	
Central Heat	A		Code:	3600
FORCED AIR			Dwl/Gar/NC%	1.3700
Plumbing				
Standard	1			

	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		1217		D+	OLD/PR	123660	.75		42350
2	Garage	*SV CB 0	20X26	520			OLD/	500			500
3	Shed	*PP	8X10	80			2014AV	0			0
4	Shed	*PP	8X16	128			2020AV	0			0
5	Shed	*PP	8X10	80			2017AV	0			0

	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:

06-050120.0000-v082020R