BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050120.0000 RES
CC21 2025

sale

2022	JOHNSON DAVID E & MEL	2013-09-18
2023	JOHNSON DAVID E & MEL	2013-09-18
2024	JOHNSON DAVID E & MEL	2013-09-18
2025	JOHNSON DAVID E & MELIS	2013-09-18 RIVERSIDE 230
	727 ROBINSON AVE	2SD
		$57,500
	KENTON OH 43326	

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

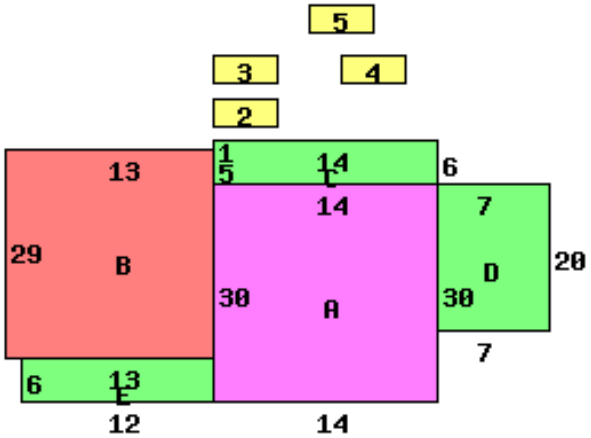
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	25940	30490	30490	30490	30490
Totl100%	29690t	35830t	35830t	35830t	35840t
Cauv100%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	9080	10670	10670	10670	10670
Totl 35%	10390t	12540t	12540t	12540t	12540t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	485.34	515.60	545.46	541.86	
Sp-Asmnt	20.65	20.65	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
2021	1310	9080	10390	487.12
2020	1310	9080	10390	423.10

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



727 ROBINSON AVE 43326

Occupancy 1 Single Family

Story Height 2
Floor Level
Metal

			Sq-Ft	Value
Main	FRAME		797	97390
Full Upper	FRAME		420	37650
Subtotal				135040
Roof	GABLE			

*DWELLING COMPUTATIONS

B 1 2 U A

Plaster/Drywall	X X
Panelled Wall	X
Floor/Pine	X X
Floor/Carpet	X
Number of Rooms	4 2
Bedrooms	1 2
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1

Extra Features	10440
Total Value	145480
PUB PAVED ST/RD	
PUB SIDEWALK	
Neighborhood:	
Code:	3600
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		1217		D+	OLD/PR	123660	.75		29990
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	120	107	5350	5350

Call Back: Sign: PSN Date: 2015-11-16 Lister: 06-050120.0000-v082020R