BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150009.0000 RES
DD27 2026

**sale**

| | | |
|---|---|---|
| 2023 | MANTZ KENNETH L & PAM | 2021-09-29 |
| 2024 | MANTZ KENNETH L & PAM | 2021-09-29 |
| 2025 | MANTZ KENNETH L & PAM | 2021-09-29 |
| 2026 | MANTZ KENNETH L & PAMEL | 2021-09-29 CHAMPION CT 5 |
| | 7 CHAMPION CT | 1SD |
| | | $87,000 |
| | 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% | 7630 | 7630 | 7630 | 7630 | | 7630 | 7630 | 7620 |
| Bldg100% | 53540 | 53540 | 53540 | 53540 | | 53540 | 72290 | 72290 |
| Totl100% | 61170t | 61170t | 61170t | 61170t | | 61170t | 79910t | 79910t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2670 | 2670 | 2670 | 2670 | | 2670 | 2670 | 2670 |
| Bldg 35% | 18740 | 18740 | 18740 | 18740 | | 18740 | 25300 | 25300 |
| Totl 35% | 21410t | 21410t | 21410t | 21410t | | 21410t | 27970t | 27970t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 18.94 | 18.92 | 18.88 | 18.88 | 18.88 | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 861.38 | 912.36 | 906.26 | 906.26 | 906.26 | | | |
| Sp-Asmnt | 31.00 | 40.32 | 30.32 | 30.32 | | | | |

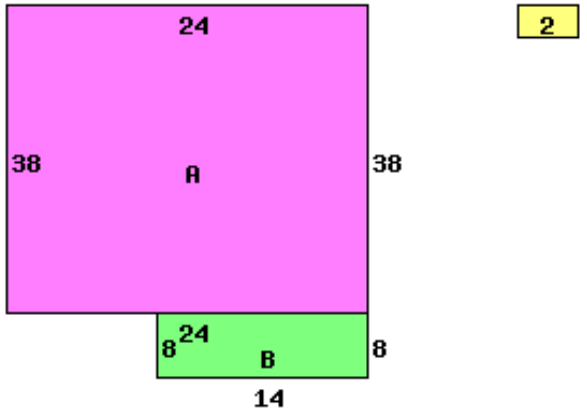
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 912 | | a | *MAIN |
| | OFP | P | | 112 | 3360 | b | PORCH |

gas fireplace but does not work

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 517 | 1 | 2021-09-29 | MANTZ KENNETH L & PAMELA | 1SD | | 87000 | 5290 | 43740 |
| 432 | 1 | 2019-09-27 | VERMILLION HANNAH | 1WD | | 63000 | 5030 | 35110 |
| 109 | 1 | 1991-02-13 | | 1UN | * | 0 | 0 | 21400 |
| 892 | 1 | 1988-11-01 | | 1WD | | 23000 | 0 | 21400 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 1850 | 15310 | 17160 | 784.96 |
| 2021 | 1850 | 15310 | 17160 | 787.88 |

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




7 CHAMPION CT 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 912 | 99880 |
| | Basement | | 912 | 17030 |
| | Subtotal | | | 116910 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X | Extra Features | 3360 |
| Panelled Wall | X | Total Value | 120270 |
| Unfinished Wall | X | | |
| Floor/Pine | X | PUB SIDEWALK | |
| Floor/Carpet | X | | |
| Number of Rooms | 1 5 | Neighborhood: | |
| Bedrooms | 2 | Code: | 3730 |
| | | Dwl/Gar/NC% | 1.3500 |
| Central Heat | A | | |
| FORCED AIR | | | |
| 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 | 1 B F | | 912 | | C- | 1920AV | 108240 | .55 | | 65760 |
| 2 | Garage | | 24X24 | 576 | | C | 1992AV | 13820 | .65 | | 6530 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 67.5900 | 68.00 | 130 | 93 | 120 | 112 | 7620 | 7620 |

Call Back: Sign: PSN Date: 2015-02-17 Lister: 06-150009.0000-v082020R