

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150011.0000
DD25

RES
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020 WILSON KAREN L	2018-09-26
2021 WILSON KAREN L	2018-09-26
2022 SMITH RYAN K	2021-04-14
2023 SMITH RYAN K	2021-04-14
15 CHAMPION CT	2021-04-14 CHAMPION CT PT 6-7
KENTON OH 43326	2WD
	\$86,600
	12.1-05-15-011

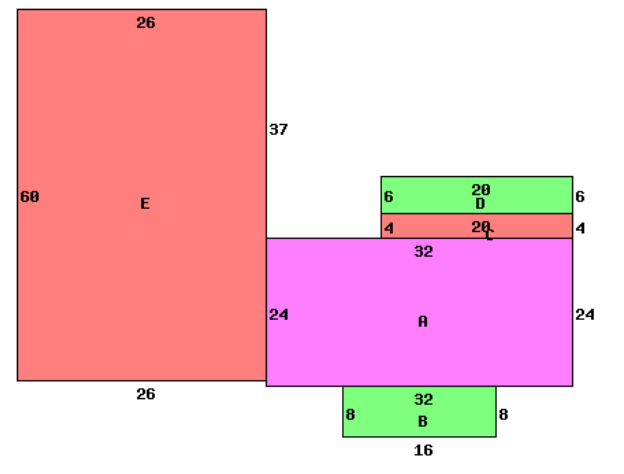
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres	4030	4030	4030	5830	5820
Land100%	69340	69340	69340	81710	81710
Bldg100%	73370t	73370t	73370t	87540t	87530t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	1410	1410	1410	2040	2040
Bldg 35%	24270	24270	24270	28600	28600
Totl 35%	25680t	25680t	25680t	30640t	30640t
Hmstd35%					
Owner Oc	25.10	24.90	24.92	27.12	
Hmstd RB					
Net Tax	1020.66	1179.08	1174.68	1232.70	
Sp-Asmnt	31.48	31.48	31.48	31.48	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F	M		768			
	OFF	P		128	3840		b PORCH
1	F/C	A		80			c ADDTN
	PAT	P		120	360		d PORCH
1	F/C	A		1560			e ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
136	2	2021-04-14	SMITH RYAN K	2WD	86600	4030	69340
465	2	2018-09-26	WILSON KAREN L	2WD	26120	3860	55490
412	2	2018-08-27	HOME POINT FINANCIAL CORP	2SH	46668	3860	55490
258	2	2015-05-29	BREECE LAKOTA L	2WD	70000	4260	45740
96	2	2009-04-03	BLUE JUDITH A	2OC *	0	3800	63200
410	2	1999-07-21	LAVREN BLUE CH	2DE	34000	3370	20060
416	2	1999-07-21	WHITMORE MONETT S	2CT *	0	3370	20060
242	0	1987-04-06		*	0	0	15000

Year	Land	Bldg	Total	Net Tax
2019	1350	19420	20770	796.74
2018	1350	19420	20770	797.56

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2023
359 BURNISON-SCIOTO RIVER			XA/2023



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2

15 CHAMPION CT 43326

Occupancy	Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 2408 158520
	Basement	768 14370
	Subtotal	172890
Metal	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	P	Extra Features 4200
Unfinished Wall	X	Total Value 177090
Floor/Pine	X	
Floor/Carpet	X	PUB SIDEWALK
Floor/Tile-Lino	L	
Number of Rooms	2 5	Neighborhood:
Bedrooms	2	Code: 3730
Central Heat	A	
FORCED AIR		
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F		2408		C	OLD/AV	177090	.55		79690
2 Garage		12X20	240		C	OLD/AV	5760	.65		2020
3 Pool	*PP		0			OLD/	0			0
front lot		effective	depth	depth	actual	effective	extended	value	true	value
	52.0000	52.00	130	93	120	112	5820	5820		