

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150011.0000
DD25

RES
2025

sale

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

2022 SMITH RYAN K	2021-04-14
2023 SMITH RYAN K	2021-04-14
2024 SMITH RYAN K	2021-04-14
2025 SMITH RYAN K	2021-04-14
15 CHAMPION CT	2021-04-14 CHAMPION CT PT 6-7
	2WD
KENTON OH 43326	\$86,600

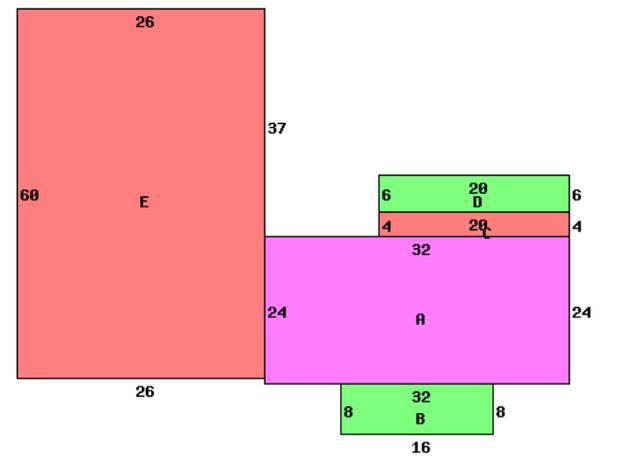
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4030	5830	5830	5830	5820
Bldg100%	69340	81710	81710	81710	81710
Totl100%	73370t	87540t	87540t	87540t	87530t
Cauvl00%					
Tax Value:					
Land 35%	1410	2040	2040	2040	2040
Bldg 35%	24270	28600	28600	28600	28600
Totl 35%	25680t	30640t	30640t	30640t	30640t
Hmstd35%					
Owner Oc	24.92	27.12	27.08	27.02	
Hmstd RB					
Net Tax	1174.68	1232.70	1305.68	1296.94	
Sp-Asmnt	31.48	31.48	43.05	33.05	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	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:blgd
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	BRERCE 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
2021	1410	24270	25680	1179.08
2020	1410	24270	25680	1020.66

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



15 CHAMPION CT 43326

Occupancy 1 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	Cond	Replace Value	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	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value			
	52.0000	52.00	130	93	120	112	5820	5820			