BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150011.0000 RES
DD25 2026

sale

2023 SMITH RYAN K		2021-04-14
2024 SMITH RYAN K		2021-04-14
2025 SMITH RYAN K		2021-04-14
2026 SMITH RYAN K		2021-04-14 CHAMPION CT PT 6-7
15 CHAMPION CT		2WD
		$86,600
KENTON OH 43326		

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

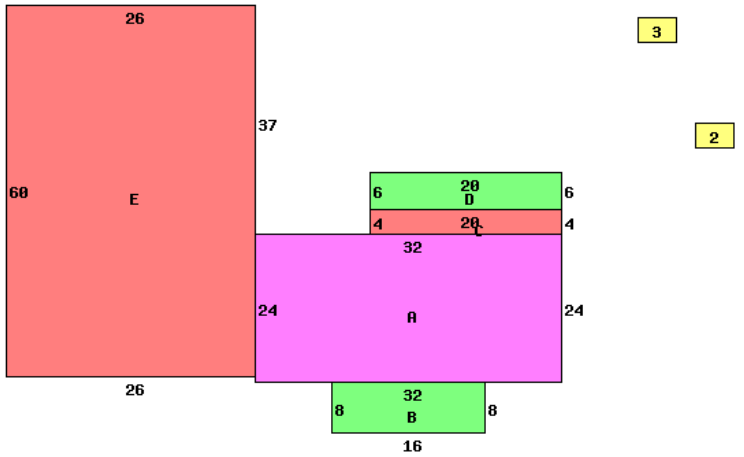
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5830	5830	5830	5830		5830	5830	5820
Bldg100%	81710	81710	81710	81710		81710	110310	110300
Totl100%	87540t	87540t	87540t	87540t		87540t	116140t	116120t
Cauv100%								
Tax Value:								
Land 35%	2040	2040	2040	2040		2040	2040	2040
Bldg 35%	28600	28600	28600	28600		28600	38610	38610
Totl 35%	30640t	30640t	30640t	30640t		30640t	40650t	40640t
Hmstd35%								
Owner Oc	27.12	27.08	27.02	27.02	27.02			
Hmstd RB								
Net Tax	1232.70	1305.68	1296.94	1296.94	1296.94			
Sp-Asmnt	31.48	43.05	33.05	33.05				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		768		a	*MAIN
	OFP	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	2QC	*	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
2022	1410	24270	25680	1174.68
2021	1410	24270	25680	1179.08

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

			Sq-Ft	Value
Story Height 1				
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
		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		2408		C	OLD/AV	177090	.55		107580
2	Garage		12X20	240		C	OLD/AV	5760	.65		2720
3	Pool	*PP		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	52.0000	52.00	130	93	120	112	5820	5820

Call Back: Sign: PSN Date: 2015-02-17 Lister:

06-150011.0000-v082020R