BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150014.0000 RES
DD22 2026

sale

2023	BROWN BRENDA & DONALD	2007-04-30
2024	BROWN BRENDA & DONALD	2007-04-30
2025	BROWN BRENDA & DONALD	2007-04-30
2026	BROWN BRENDA & DONALD	2007-04-30 CHAMPION CT 10
	21 CHAMPION CT	1QC
		$0
	KENTON OH 43326	

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

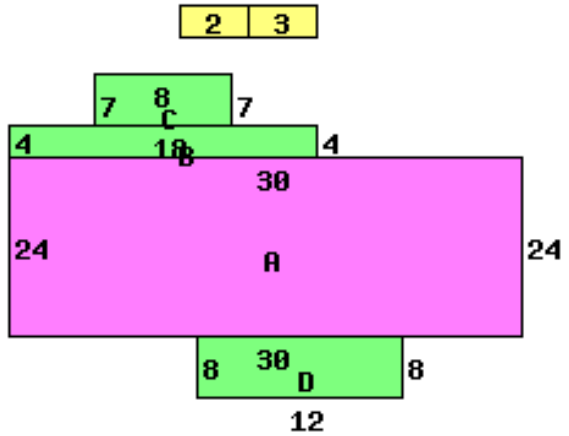
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5600	5600	5600	5600		5600	5600	5600
Bldg100%	46970	46970	46970	46970		46970	63430	63420
Totl100%	52570t	52570t	52570t	52570t		52570t	69030t	69020t
Cauv100%								
Tax Value:								
Land 35%	1960	1960	1960	1960		1960	1960	1960
Bldg 35%	16440	16440	16440	16440		16440	22200	22200
Totl 35%	18400t	18400t	18400t	18400t		18400t	24160t	24160t
Hmstd35%	14290	14290	14290	14290		14290	18610	
Owner Oc	12.64	12.64	12.60	12.60	12.60	hmstd 1960 l 12330 b		
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	374.94	370.14	352.82	352.82	352.82			
Sp-Asmnt	30.59	39.43	29.43	29.43				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		720		a	*MAIN
	EFP	P		72	2880	b	PORCH
	CVP	P		56	1290	c	PORCH
	OFP	P		96	2880	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
163	1	2007-04-30	BROWN BRENDA & DONALD	1QC	*	0	3400	32740
326	1	2000-06-02	BROWN BRENDA	1WD		22000	3090	23970
1184	1	1992-12-29		1QC	*	0	0	19910
1058	1	1992-11-17		1MD	*	0	0	19910
479	0	1987-06-12			*	28000	0	17230

Year	Land	Bldg	Total	Net Tax
2022	1360	12740	14100	248.30
2021	1360	12380	13740	634.04

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



21 CHAMPION CT 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	720	90500
	Basement		360	6950
	Subtotal			97450
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	1290
Unfinished Wall	X	Extra Features	7050
Floor/Pine	X	Total Value	105790
Floor/Carpet	X		
Floor/Concrete	X	PUB SIDEWALK	
Number of Rooms	1 5		
Bedrooms	2	Neighborhood:	
		Code:	3730
Central Heat	A	Dwl/Gar/NC%	1.3500
FORCED AIR			
Central A/C	A		
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		720		C-	OLD/FR	95210	.65		44990
2	Garage		12X22	264		C	1971FR	6340	.70		2570
3	Garage		24X24	576		C	2019AV	13820	.15		15860

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	130	93	120	112	5600	5600

Call Back: Sign: PSN Date: 2018-05-24 Lister:

06-150014.0000-v082020R