

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150016.0000
DD20

RES
2025

sale

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

2022 TEETS JANET L	2011-06-08
2023 TEETS JANET L	2011-06-08
2024 WELTY KENNETH J	2023-09-05
2025 WELTY KENNETH J	2023-09-05
20 CHAMPION CT	CHAMPION CT 12-13
KENTON OH 43326	1WD \$125,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	6460	9230	9230	9230	9230
Land100%	56260	69430	69430	69430	69420
Bldg100%	62710t	78660t	78660t	78660t	78650t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2260	3230	3230	3230	3230
Bldg 35%	19690	24300	24300	24300	24300
Totl 35%	21950t	27530t	27530t	27530t	27530t
Hmstd35%					
Owner Oc	21.30	24.36			
Hmstd RB	400.22	368.96			
Net Tax	603.84	738.60	1197.46	1189.58	
Sp-Asmnt	42.41	42.41	51.71	31.71	

SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 912	VALUE 5320	a *MAIN
	EFP	P		133	5320	b PORCH
	F2	G		360	8640	c GRAGE
	PAT	P		126	380	d PORCH
	DK	P		84	1260	e PORCH

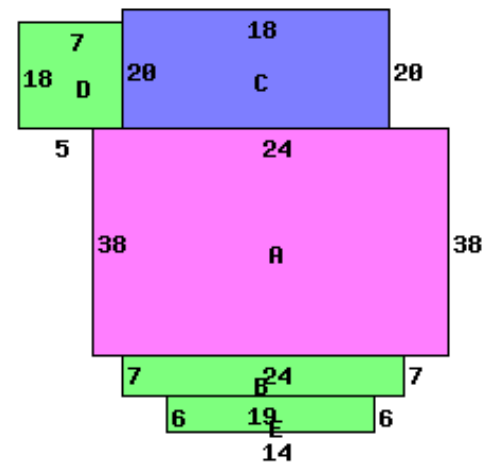
#: 17 L/W
061500170000

Sale#	#p	sale date	To	Type/Invalid?	Sales\$	co:land	co:bldg
366	1	2023-09-05	WELTY KENNETH J	1WD	125000	6460	56260
365	1	2023-09-05	HAAS MARSHA J & KENNETH L	1WD	51000	6460	56260
219	1	2011-06-08	TEETS JANET L	1SD *	0	6790	51520
302	1	1996-08-07	TEETS JANET L & THOMAS G	1SD *	0	4600	22600

Year	Land	Bldg	Total	Net Tax
2021	2260	19570	21830	600.56
2020	2260	19570	21830	519.86

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

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20 CHAMPION CT 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	912 99880
	Basement		720 13610
	Subtotal		113490
	Metal Roof	GABLE	
	B 1 2 U A		
Panelled Wall	X X	100 sq ft	Basement Finish 1460
Unfinished Wall	X		Air Conditioning 1570
Floor/Carpet	X X		Garages and Carports 8640
Number of Rooms	2 7		Extra Features 6960
Bedrooms	2		Total Value 132120
Central Heat	A		PUB SIDEWALK
FORCED AIR			
Central A/C	A		Neighborhood:
Plumbing			Code: 3730
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F			Grade	Cond	Dpr	Dpr	Value
2 Shed		10X20	200	C	1940GD	.40		67380
					2020AV	.15		2040
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	Excess Fro
	104.00	110	85	120	102	10610	9230	