BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150026.0000 RES
FF37 2026

sale

2023	DAVIS NATHAN A	2005-07-08
2024	DAVIS NATHAN A	2005-07-08
2025	DAVIS NATHAN A	2005-07-08
2026	DAVIS NATHAN A	2005-07-08 CHAMPION CT 22
	49 CHAMPION CT	1WD
		$72,000
	KENTON OH 43326	

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

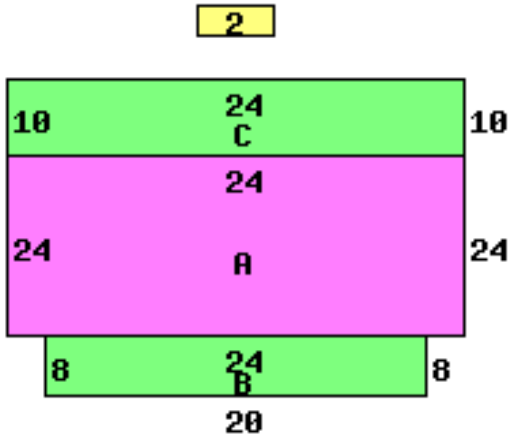
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7860	7860	7860	7860		7860	7860	7850
Bldg100%	69600	69600	69600	69600		69600	92830	92820
Totl100%	77460t	77460t	77460t	77460t		77460t	100690t	100670t
Cauv100%								
Tax Value:								
Land 35%	2750	2750	2750	2750		2750	2750	2750
Bldg 35%	24360	24360	24360	24360		24360	32490	32490
Totl 35%	27110t	27110t	27110t	27110t		27110t	35240t	35230t
Hmstd35%								
Owner Oc	24.00	23.96	23.90	23.90	23.90			
Hmstd RB								
Net Tax	1090.68	1155.26	1147.52	1147.52	1147.52			
Sp-Asmnt	31.21	42.00	32.00	32.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		576		a	*MAIN
	OFP	P		160	4800	b	PORCH
	DK	P		240	3600	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
442	1	2005-07-08	DAVIS NATHAN A	1WD		72000	4400	56030
48	1	2001-01-26	HILDRETH JOSEPH B	1FD		51600	4400	48690
724	1	1990-09-11		1UN	*	33500	0	24000

Year	Land	Bldg	Total	Net Tax
2022	1930	18530	20460	935.92
2021	1930	18530	20460	939.40

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



49 CHAMPION CT 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	576	78990
	Full Upper	FRAME	576	47420
	Qtr Story	FRAME	576	2400
	Basement		576	10960
	Subtotal			139770
Shingle	Roof	HIP		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X			X	
Floor/Pine		X	X		
Floor/Carpet		X	X		
Floor/Tile-Lino		X			
Number of Rooms	1	3	2	1	
Bedrooms			2		
Central Heat		X			
FORCED AIR					
Plumbing					
Standard	1				

Heating	-700
Extra Features	8400
Total Value	147470
Neighborhood:	
Code:	3730
Dwl/Gar/NC%	1.3500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BAF		1152		C	1900AV	147470	.55		89590
2	Pole Build		24X32	768		C	1992AV	9220	.65		3230

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		77.00	110	85	120	102	7850	7850

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