

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150026.0000
FF37

RES
2025

sale

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

2022 DAVIS NATHAN A	2005-07-08
2023 DAVIS NATHAN A	2005-07-08
2024 DAVIS NATHAN A	2005-07-08
2025 DAVIS NATHAN A	2005-07-08
49 CHAMPION CT	CHAMPION CT 22
	LWD
	\$72,000
KENTON OH 43326	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5510	7860	7860	7860	7850
Bldg100%	52940	69600	69600	69600	69590
Totl100%	58460t	77460t	77460t	77460t	77440t
Cauvl00%					
Tax Value:					
Land 35%	1930	2750	2750	2750	2750
Bldg 35%	18530	24360	24360	24360	24360
Totl 35%	20460t	27110t	27110t	27110t	27100t
Hmstd35%					
Owner Oc	19.84	24.00	23.96	23.90	
Hmstd RB					
Net Tax	935.92	1090.68	1155.26	1147.52	
Sp-Asmnt	31.21	31.21	42.00	32.00	

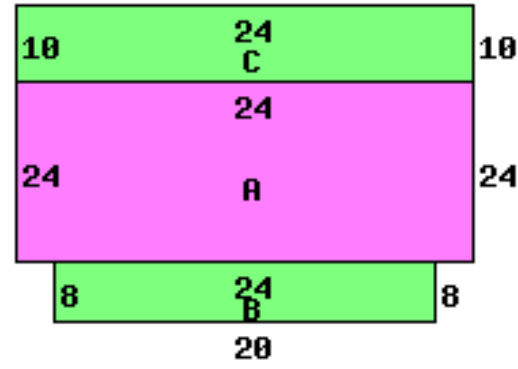
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 BA	F	M		576			
	OFF	P		160	4800	b	PORCH
	DK	P		240	3600	c	PORCH

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

Year	Land	Bldg	Total	Net Tax
2021	1930	18530	20460	939.40
2020	1930	18530	20460	813.18

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

2



49 CHAMPION CT 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
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	Heating	-700
Unfinished Wall	X	Extra Features	8400
Floor/Pine	X X	Total Value	147470
Floor/Carpet	X X		
Floor/Tile-Lino	X		
Number of Rooms	1 3 2 1	Neighborhood:	
Bedrooms	2	Code:	3730
Central Heat	X		
FORCED AIR			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	2 BAF			Grade	Cond	Value	Dpr	Dpr	Value
2 Pole Build		24X32	1152	C	1900AV	147470	.55		66360
			768	C	1992AV	9220	.65		3230
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
		77.00	110	85	120	7850	7850		

Call Back:

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

06-150026.0000-v082020R