

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150029.0000
FF35

RES
2025

sale

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

2022 BUROKER SAMANTHA J &	2021-05-26
2023 BUROKER SAMANTHA J &	2021-05-26
2024 BUROKER SAMANTHA J &	2021-05-26
2025 BUROKER SAMANTHA J & RY	2021-05-26
43 CHAMPION CT	1QC
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4000	5710	5710	5710	5710
Bldg100%	65460	77170	77170	77170	77160
Totl100%	69460t	82890t	82890t	82890t	82870t
Cauv100%					
Tax Value:					
Land 35%	1400	2000	2000	2000	2000
Bldg 35%	22910	27010	27010	27010	27010
Totl 35%	24310t	29010t	29010t	29010t	29000t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1135.60	1192.78	1261.86	1253.54	
Sp-Asmnt	31.41	31.41	42.56	32.56	

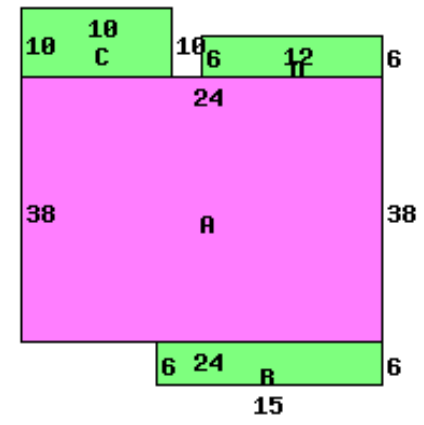
SHB+ 1 B	CONS F	TYPE OFP	FACT DK	SQ-FT 912	VALUE 2700	a	*MAIN
				90	1500	b	PORCH
				100	1500	c	PORCH
				72	220	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
221	1	2021-05-26	BUROKER SAMANTHA J & RYLA	1QC *	0	4000	65460
115	1	2021-03-18	SHIRK AARON M	1QC *	0	4000	65460
	358	2019-09-30	SHIRK AARON M & AMANDA K	1SD *	5500	3800	52690
309	1	2014-07-22	SHIRK EDITH M	1WD *	0	4200	39540
367	1	2014-07-17	WROTEN LINDA L	1CT *	0	4200	39540
312	1	2008-06-19	WROTEN JOSEPH A & LINDA	1WD *	15500	3510	48490
311	1	2008-06-19	WELLS FARGO BANK NA	1DD *	32000	3510	48490

Year	Land	Bldg	Total	Net Tax
2021	1400	22910	24310	1139.74
2020	1400	22910	24310	989.96

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

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43 CHAMPION CT 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	912 99880
	Basement		684 12960
	Subtotal		112840
Shingle	Roof	GABLE	
B 1 2 U A			
Plaster/Drywall	X	Air Conditioning	1570
Unfinished Wall	X	Extra Features	4420
Floor/Carpet	X	Total Value	118830
Floor/Tile-Lino	T		
Number of Rooms	1 5		
Bedrooms	2	Neighborhood:	
		Code:	3730
Central Heat	A		
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	24X28	912	672	D+	OLD/VG	101010	.30		70710
2 Garage					C	1987GD	16130	.60		6450
front lot		acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value		
		56.2900	56.00	110	85	120	5710	5710		