

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150030.0000
FF34

RES
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

| | |
|--------------------------|-------------------------|
| 2020 WBML PROPERTIES LLC | 2014-06-17 |
| 2021 WBML PROPERTIES LLC | 2014-06-17 |
| 2022 GIBSON LEE ANN | 2021-03-01 |
| 2023 GIBSON LEE ANN | 2021-03-01 CHAMPION 26 |
| 41 CHAMPION CT | LWD |
| KENTON OH 43326 | \$70,000 12.1-05-15-030 |

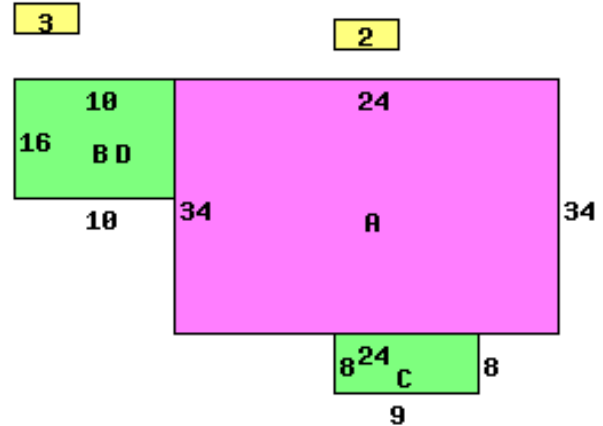
| | | | | | |
|------------|--------|--------|--------|--------|--------|
| Tax Year | 2020 | 2021 | 2022 | 2023 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 4000 | 4000 | 4000 | 5710 | 5710 |
| Bldg100% | 49490 | 49490 | 49490 | 57630 | 57640 |
| Totl100% | 53490t | 53490t | 53490t | 63340t | 63350t |
| Cauvl00% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 1400 | 1400 | 1400 | 2000 | 2000 |
| Bldg 35% | 17320 | 17320 | 17320 | 20170 | 20170 |
| Totl 35% | 18720t | 18720t | 18720t | 22170t | 22170t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 762.32 | 877.66 | 874.48 | 911.56 | |
| Sp-Asmnt | 64.91 | 31.08 | 31.07 | 31.07 | |

| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| LHB | F | M | | 816 | | b | PORCH |
| | CAN | P | | 160 | 1280 | c | PORCH |
| | STP | P | | 72 | 290 | d | PORCH |
| | PAT | P | | 160 | 480 | | |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 63 | 1 | 2021-03-01 | GIBSON LEE ANN | LWD | 70000 | 4000 | 49490 |
| 308 | 1 | 2014-06-17 | WBML PROPERTIES LLC | LWD * | 0 | 4200 | 44060 |
| 110 | 1 | 2014-03-06 | FEDERAL NATIONAL MORTGAGE | LSH * | 0 | 4200 | 44060 |
| 497 | 1 | 2002-11-13 | CLEMENTS RANDALL DD & CI | LSD * | 0 | 3200 | 44830 |
| 669 | 1 | 1997-11-25 | SPARKS CINDY L | LQC * | 0 | 3370 | 29230 |
| 158 | 1 | 1990-03-05 | | LWD | 32500 | 0 | 26830 |
| 471 | 0 | 1986-06-25 | | * | 28000 | 0 | 26110 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2019 | 1330 | 13680 | 15010 | 591.08 |
| 2018 | 1330 | 13680 | 15010 | 591.66 |

| Project | ben acres | % | factor |
|-------------------------------|-----------|---|---------|
| 902 MAIN DISTRICT CONSERVANCY | | | XA/2023 |
| 500 HARDIN COUNTY LANDFILL | | | XA/2023 |
| 359 BURNISON-SCIOTO RIVER | | | XA/2023 |



41 CHAMPION CT 43326

| Occupancy 1 Single Family | | *DWELLING COMPUTATIONS | |
|---------------------------|------------|------------------------|-----------|
| Story Height | 1H | Sq-Ft | Value |
| Floor Level | Main | FRAME | 816 96680 |
| | Part Upper | FRAME | 816 35740 |
| | Basement | | 408 7840 |
| | Subtotal | | 140260 |
| Metal | Roof | GABLE | |
| Plaster/Drywall | X X | Extra Features | 2050 |
| Unfinished Wall | X | Total Value | 142310 |
| Floor/Pine | X X | | |
| Number of Rooms | 1 4 2 | | |
| Bedrooms | 2 | Neighborhood: | |
| Central Heat | A | Code: | 3730 |
| FORCED AIR | | | |
| Plumbing | | | |
| Standard | 1 | | |

| Bldg Type | SHB+Cons | DixHt | Area | Unit Rate | Grade | Blt/Renov | Replace | Phy Dpr | Fnc Dpr | True Value |
|------------|----------|-----------|--------|-----------|--------|-----------|----------|---------|---------|------------|
| 1 DWELLING | LHB F | 1632 | | | C- | OLD/AV | 128080 | .55 | | 57640 |
| 2 Shed | *PP | 8X10 | 80 | | | OLD/ | 0 | | | 0 |
| 3 Pool | *PP | | 0 | | | OLD/ | 0 | | | 0 |
| front lot | | effective | depth | depth | actual | effective | extended | true | | |
| | acres/ | frontage | factor | rate | rate | rate | value | value | | |
| | 56.00 | 110 | 85 | 120 | 102 | 5710 | 5710 | | | |