

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150030.0000
FF34

RES
2025

sale

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

2022 GIBSON LEE ANN	2021-03-01
2023 GIBSON LEE ANN	2021-03-01
2024 GIBSON LEE ANN	2021-03-01
2025 GIBSON LEE ANN	2021-03-01 CHAMPION 26
41 CHAMPION CT	LWD
KENTON OH 43326	\$70,000

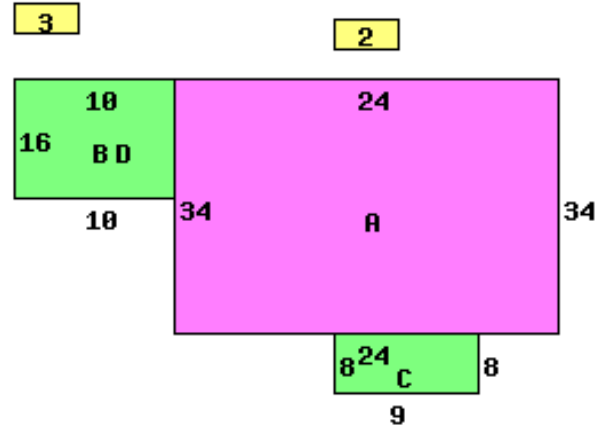
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	4000	5710	5710	5710	5710	5710
Bldg100%	49490	57630	57630	57630	57630	57640
Totl100%	53490t	63340t	63340t	63340t	63340t	63350t
Cauvl00%						
Tax Value:						
Land 35%	1400	2000	2000	2000	2000	2000
Bldg 35%	17320	20170	20170	20170	20170	20170
Totl 35%	18720t	22170t	22170t	22170t	22170t	22170t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	874.48	911.56	964.34	957.96	957.96	
Sp-Asmnt	31.07	31.07	40.54	30.54		

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
2021	1400	17320	18720	877.66
2020	1400	17320	18720	762.32

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



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:	3730
Central Heat	A	Code:	
FORCED AIR			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	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	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
		56.00	110	85	120	102	5710	5710		