BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150030.0000 RES
FF34 2026

sale

2023	GIBSON LEE ANN	2021-03-01
2024	GIBSON LEE ANN	2021-03-01
2025	GIBSON LEE ANN	2021-03-01
2026	GIBSON LEE ANN	2021-03-01 CHAMPION 26
	41 CHAMPION CT	1WD
		$70,000
	KENTON OH 43326	

Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

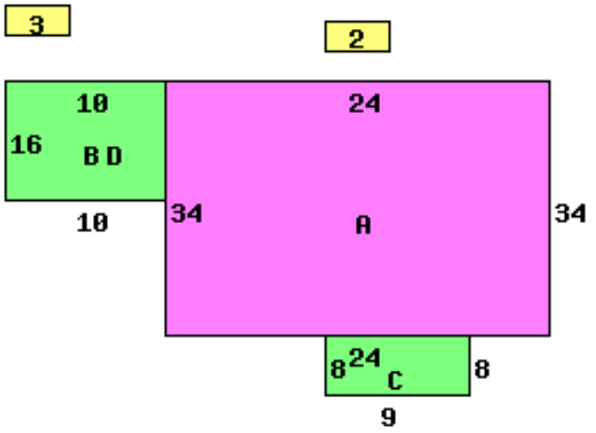
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5710	5710	5710	5710		5710	5710	5710
Bldg100%	57630	57630	57630	57630		57630	77800	77810
Totl100%	63340t	63340t	63340t	63340t		63340t	83510t	83520t
Cauv100%								
Tax Value:								
Land 35%	2000	2000	2000	2000		2000	2000	2000
Bldg 35%	20170	20170	20170	20170		20170	27230	27230
Totl 35%	22170t	22170t	22170t	22170t		22170t	29230t	29230t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	911.56	964.34	957.96	957.96	957.96			
Sp-Asmnt	31.07	40.54	30.54	30.54				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		816		a	*MAIN
	CAN	P		160	1280	b	PORCH
	STP	P		72	290	c	PORCH
	PAT	P		160	480	d	PORCH

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

Year	Land	Bldg	Total	Net Tax
2022	1400	17320	18720	874.48
2021	1400	17320	18720	877.66

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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	816	96680
	Part Upper	FRAME	816	35740
	Basement		408	7840
	Subtotal			140260
Metal	Roof	GABLE		

B 1 2 U A

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:	
			Code:	3730
Central Heat		A	Dwl/Gar/NC%	1.3500
FORCED AIR				
Plumbing				
Standard	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1632		C-	OLD/AV	128080	.55		77810
2	Shed	*PP	8X10	80			OLD/	0			0
3	Pool	*PP		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		56.00	110	85	120	102	5710	5710

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

06-150030.0000-v082020R