BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150031.0000 RES
FF33 2026

sale

2023 WILSON JASON A	2017-07-19	
2024 WILSON JASON A	2017-07-19	
2025 WILSON JASON A	2017-07-19	
2026 WILSON JASON A	2017-07-19	CHAMPION CT 27-28
39 CHAMPION CT	1QC	
	$0	
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%	9660	9660	9660	9660		9660	9660	9670
Bldg100%	71600	71600	71600	71600		71600	96690	96690
Totl100%	81260t	81260t	81260t	81260t		81260t	106340t	106360t
Cauv100%								
Tax Value:								
Land 35%	3380	3380	3380	3380		3380	3380	3380
Bldg 35%	25060	25060	25060	25060		25060	33840	33840
Totl 35%	28440t	28440t	28440t	28440t		28440t	37220t	37230t
Hmstd35%								
Owner Oc	25.16	25.14	25.08	25.08	25.08			
Hmstd RB								
Net Tax	1144.18	1211.92	1203.82	1203.82	1203.82			
Sp-Asmnt	42.74	52.40	32.40	32.40				

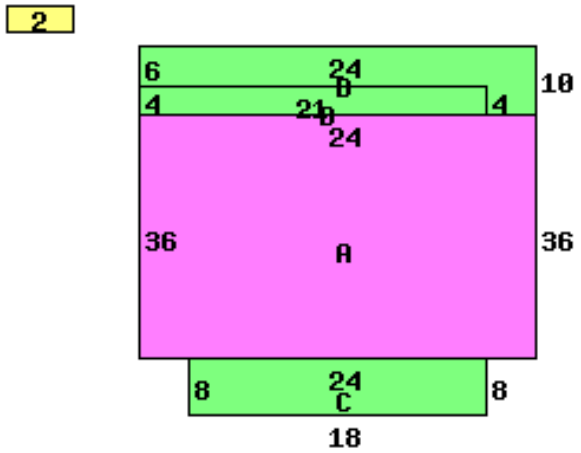
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		864		a	*MAIN
	EFP	P		84	3360	b	PORCH
	OFP	P		144	4320	c	PORCH
	PAT	P		156	470	d	PORCH

#: 32 L/W
061500320000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
314	1	2017-07-19	WILSON JASON A	1QC	*	0	7110	53460
171	1	2013-04-11	WILSON JASON A & ROBIN A	1SD		62000	7110	59430
107	1	2009-04-06	OLD SANDUSKY TRAIL DAIRY	1WD	*	42500	6340	59430
813	1	1994-09-02	FINK STEPHANIE SUE LE MA	1QC	*	0	0	33510

Year	Land	Bldg	Total	Net Tax
2022	2370	21040	23410	1070.86
2021	2370	21040	23410	1074.84

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



39 CHAMPION CT 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	864	98480
	Basement		648	12290
	Subtotal			110770
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	1570
Panelled Wall	X	Extra Features	8150
Unfinished Wall	X	Total Value	120490
Floor/Carpet	X		
Floor/Concrete	X	PUB SIDEWALK	
Number of Rooms	1 5		
Bedrooms	3	Neighborhood:	
		Code:	3730
Central Heat	A	Dwl/Gar/NC%	1.3500
FORCED AIR			
Central A/C	A		
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	1 B F		864		C-	1965AV	108440	.40		87840
2	Garage		26X30	780		C	1992AV	18720	.65		8850

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		109.00	110	85	120	102	11120	9670	Excess Fro

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