BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150042.0000 RES
FF26 2026

sale

2023	WILLIAMS SHARON & STE	2022-11-15
2024	WILLIAMS SHARON & STE	2022-11-15
2025	WILLIAMS SHARON & STE	2022-11-15
2026	WILLIAMS SHARON & STEVE	2022-11-15 CHAMPION CT & G-S SUB PT
	42 CHAMPION CT	1WD 38-39;OL44
		$145,000
	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%	10260	10260	10260	10260		10260	10260	10270
Bldg100%	107800	107800	107800	107800		107800	145230	145220
Totl100%	118060t	118060t	118060t	118060t		118060t	155490t	155490t
Cauv100%								
Tax Value:								
Land 35%	3590	3590	3590	3590		3590	3590	3590
Bldg 35%	37730	37730	37730	37730		37730	50830	50830
Totl 35%	41320t	41320t	41320t	41320t		41320t	54420t	54420t
Hmstd35%		40250	39930	39930		39930	52650	
Owner Oc		35.58	35.20	35.20	35.20	hmstd 3590 l	36340 b	
Hmstd RB								
Net Tax	1698.94	1761.72	1750.26	1750.26	1750.26			
Sp-Asmnt	55.99	66.20	36.20	36.20				

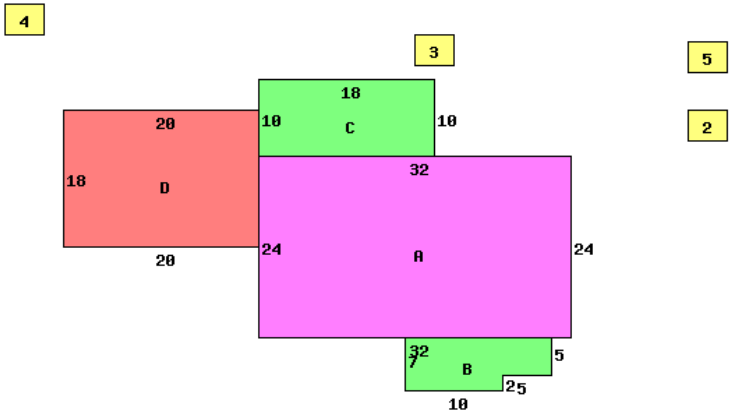
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		768		a	*MAIN
	OFP	P		95	2850	b	PORCH
	OFP	P		180	5400	c	PORCH
1	F/C	A		360		d	ADDTN

#: 43 65 L/W
061500430000
061500650000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
599	1	2022-11-15	WILLIAMS SHARON & STEVEN	1WD		145000	7140	91630
482	1	2021-10-27	DACKEN CAROL ANN	1CT	*	0	7140	91630

Year	Land	Bldg	Total	Net Tax
2022	2500	32070	34570	1182.30
2021	2500	32070	34570	1186.68

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



42 CHAMPION CT 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1128	104100
	Full Upper	FRAME	768	56200
	Basement		768	14370
	Subtotal			174670
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Air Conditioning	3380
Unfinished Wall	X	Extra Features	8250
Floor/Carpet	X X	Total Value	186300
Floor/Concrete	X		
Floor/Tile-Lino	X L X	PUB SIDEWALK	
Number of Rooms	2 4 4		
Bedrooms	4	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	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1896		C-	1920GD	167670	.40		135810
2	Garage		20X24	480		D	1947AV	9220	.65		4360
3	P	*SV PAT0		520			1979AV	1100	.20		900
4	Garage	F 0	20X16	320		C	1996AV	7680	.60		4150
5	Shed	*PP	10X12	120		D	1996AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot	100.4000	100.00	146	98	120	118	11800	10270	Excess Fro

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