

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-150042.0000  
FF26

RES  
2023

sale

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

2020 DACKEN JACK L & CAROL	
2021 DACKEN JACK L & CAROL	
2022 DACKEN CAROL ANN	2021-10-27
2023 WILLIAMS SHARON & STEVE	2022-11-15 CHAMPION CT & G-S SUB PT
42 CHAMPION CT	1WD 38-39;OL44
KENTON OH 43326	\$145,000 12.1-05-15-042

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	7140	7140	7140	10260	10270
Bldg100%	91630	91630	91630	107800	107800
Totl100%	98770t	98770t	98770t	118060t	118070t
Cauv100%					
Tax Value:					
Land 35%	2500	2500	2500	3590	3590
Bldg 35%	32070	32070	32070	37730	37730
Totl 35%	34570t	34570t	34570t	41320t	41320t
Hmstd35%	33350	33350	33350		
Owner Oc	32.60	32.34	32.36		
Hmstd RB	347.76	401.72	400.22		
Net Tax	1027.40	1186.68	1182.30	1698.94	
Sp-Asmnt	55.99	56.00	55.99	55.99	

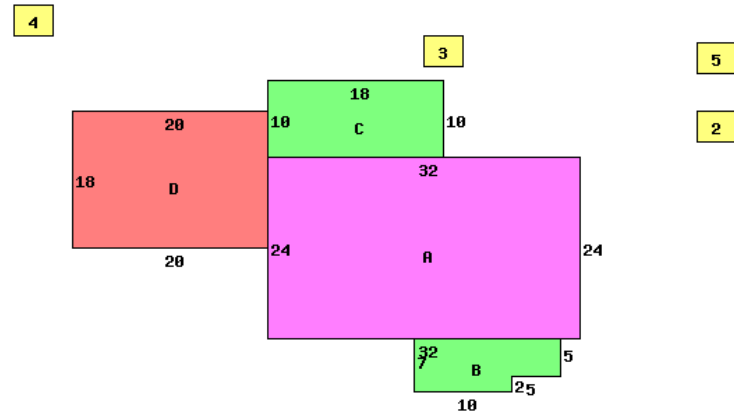
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		768		a	*MAIN
	OFF	P		95	2850	b	PORCH
1	OFF	P		180	5400	c	PORCH
	F/C	A		360		d	ADDTN

#: 43 65 L/W  
061500430000  
061500650000

Sale#	#p	sale date	To	Type/Invalid?	Sales	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
2019	2380	25660	28040	740.88
2018	2380	25660	28040	741.64

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



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		
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	1896		C-	1920GD	167670	.40		100600
2 Garage		20X24	480	D	1947AV	9220	.65		3230
3 P	*SV PATO		520		1979AV	1100	.20		900
4 Garage	F 0	20X16	320	C	1996AV	7680	.60		3070
5 Shed	*PP	10X12	120	D	1996AV	0			0

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