

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150046.0000
FF23

RES
2025

sale

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

2022 SHIRK AARON M	2008-10-24
2023 SHIRK AARON M	2008-10-24
2024 SHIRK AARON M	2008-10-24
2025 SHIRK AARON M	2008-10-24
52 CHAMPION CT	2008-10-24 CHAMPION CT 42-43 & G-S
1WD	1WD SUB PT OL 43-44
\$25,900	
KENTON OH 43326	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	7140	10090	10090	10090	10090
Land100%	61860	96940	96940	96940	96940
Bldg100%	69000t	107030t	107030t	107030t	107030t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2500	3530	3530	3530	3530
Bldg 35%	21650	33930	33930	33930	33930
Totl 35%	24150t	37460t	37460t	37460t	37460t
Hmstd35%					
Owner Oc	23.42	33.16	33.12	33.02	
Hmstd RB					
Net Tax	1104.70	1507.06	1596.30	1585.64	
Sp-Asmnt	54.23	54.23	65.06	35.06	

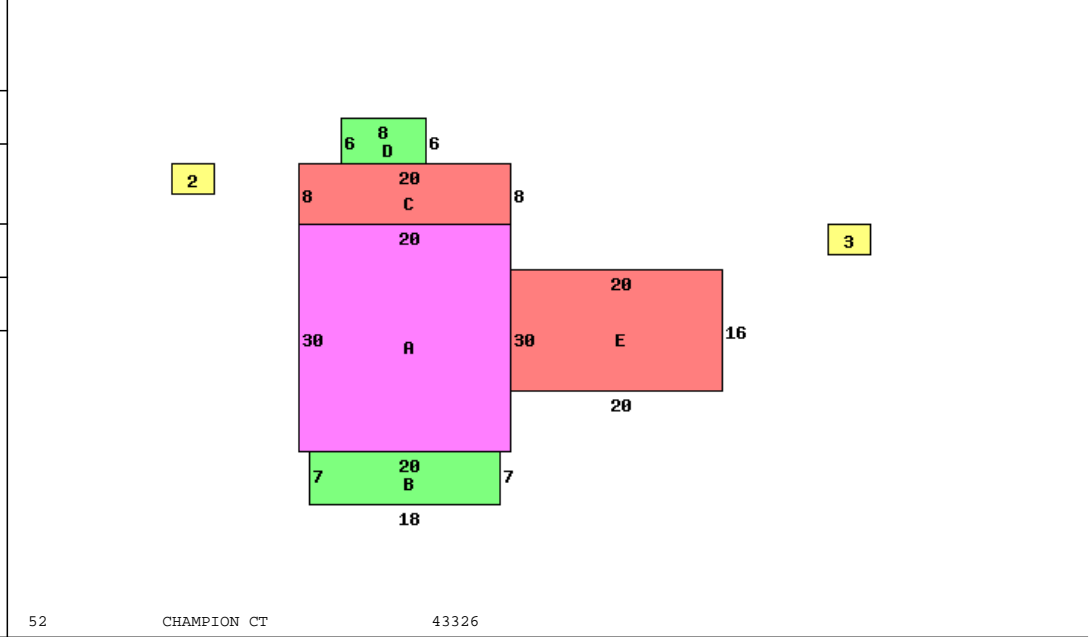
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	BQ	F	M	600			
		EFP	P	126	5040	b	PORCH
		F/C	A	160	1920	c	ADDTN
		EFP	P	48		d	PORCH
		F	A	320		e	ADDTN

#: 47 61 L/W
061500470000
061500610000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
536	1	2008-10-24	SHIRK AARON M	1WD *	25900	6640	47430
215	1	2008-05-09	DEUTSCHE BANK NATIONAL T	1SH *	26667	6230	45260
493	1	1997-08-22	GUNNETT PEGGY J	1WD *	56500	5110	25970
832	0	1985-11-18			30000	0	23910

Year	Land	Bldg	Total	Net Tax
2021	2500	21650	24150	1108.82
2020	2500	21650	24150	959.84

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025



52 CHAMPION CT 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1Q	Sq-Ft	Value
Floor Level	Main	FRAME	1080 103900
	Qtr Story	FRAME	600 10110
	Basement		300 5890
	Subtotal		119900
Metal	Roof	GABLE	
Plaster/Drywall	X	X	Plumbing 1400
Unfinished Wall	X		Extra Features 6960
Floor/Hardwood	X		Total Value 128260
Floor/Pine	X	X	
Number of Rooms	1 6	1	PUB SIDEWALK
Bedrooms	3		Neighborhood:
Central Heat	A		Code: 3730
FORCED AIR			
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 BQF	1080	Rate	Grade	Cond	Value	Dpr	Dpr
2 Garage		20X20	400	C	1925GD	128260	.40	76960
3 Pole Build		30X40	1200	C	1925FR	9600	.70	2880
				C	2022AV	18000	.05	17100
								ELECTRIC CONCRET FL
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	100.4000	100.00	142	97	120	116	11600	10090
								Excess Fro