

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150057.0000
FF18

RES
2025

sale

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

2022	KERNS CONNIE	2021-09-13	
2023	KERNS CONNIE	2021-09-13	
2024	KERNS CONNIE	2021-09-13	
2025	BOSTER MICHAEL W	2024-09-03	CHAMPION CT PT 44
	56 CHAMPION CT		2WD
	KENTON OH 43326	\$47,000	

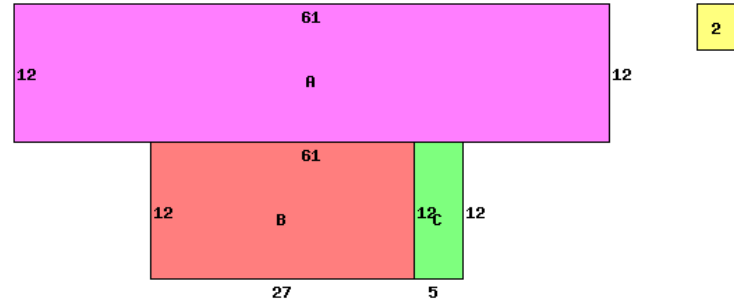
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	560	560	560	560	560
Acres					
Land100%	6800	9710	9710	9710	9720
Bldg100%	9540	26370	26370	26370	26360
Totl100%	16340t	36090t	36090t	36090t	36080t
Cauv100%					
Tax Value:					
Land 35%	2380	3400	3400	3400	3400
Bldg 35%	3340	9230	9230	9230	9230
Totl 35%	5720t	12630t	12630t	12630t	12630t
Hmstd35%					
Owner Oc	5.54	11.18	11.16	11.14	
Hmstd RB					
Net Tax	261.66	508.12	538.22	534.62	
Sp-Asmnt	30.36	30.36	37.73	27.73	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		732		b	ADDIN
1	F/C	A		324		c	PORCH
	OFF	P		60	1800		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
365	2	2024-09-03	BOSTER MICHAEL W	2WD	47000	9710	26370
485	2	2021-09-13	KERNS CONNIE	2WD	25000	6800	9540
321	2	2018-06-29	PENWELL JAMES N JR & CHAR	2SD	15000	6490	7800
361	2	2007-07-16	MCLANE JEFFREY & MICHELL	2WD	25000	2570	18510
437	2	2001-08-24	OMMERT RON & GAY	2WD	20000	4630	0
704	2	1995-08-01	KINNEAR DELMORE C & KELV	2WD	15500	4910	0
155	1	1992-02-21		1UN *	0	4510	0

Year	Land	Bldg	Total	Net Tax
2021	2380	3340	5720	262.62
2020	2380	3340	5720	227.34

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



56 CHAMPION CT 43326

Occupancy 4 M/H on Real Estate	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1056	101590
Shingle	Subtotal	101590
	Roof	
Plaster/Drywall	B 1 2 U A	
Floor/Carpet	P	Air Conditioning 1950
Floor/Tile-Lino	X	Extra Features 1800
Number of Rooms	X	Total Value 105340
Bedrooms	5	
	2	
Central Heat	A	Neighborhood: 3730
FORCED AIR		Code:
Central A/C	A	
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	12X61	Area	MHE	1973AV	57940	.35	.30	26360
2 Shed	*PP	10X12	120		OLD/	0			0
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
		90.00	122	90	120	108	9720	9720	