

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-150074.0000  
FF19

RES  
2025

sale

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

2022	RHOADS DENNIS E & CHE	2004-07-26
2023	RHOADS DENNIS E & CHE	2004-07-26
2024	RHOADS DENNIS E & CHE	2004-07-26
2025	RHOADS DENNIS E & CHERY	2004-07-26
	55 CHAMPION CT	LWD
	KENTON OH 43326	\$82,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	6800	9710	9710	9710	9720
Land100%	96030	102290	102290	102290	102280
Bldg100%	102830t	112000t	112000t	112000t	112000t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	2380	3400	3400	3400	3400
Bldg 35%	33610	35800	35800	35800	35800
Totl 35%	35990t	39200t	39200t	39200t	39200t
Hmstd35%					
Owner Oc	34.92	34.70	34.66	34.56	
Hmstd RB					
Net Tax	1646.28	1577.06	1670.44	1659.30	
Sp-Asmnt	32.07	32.07	45.57	35.57	

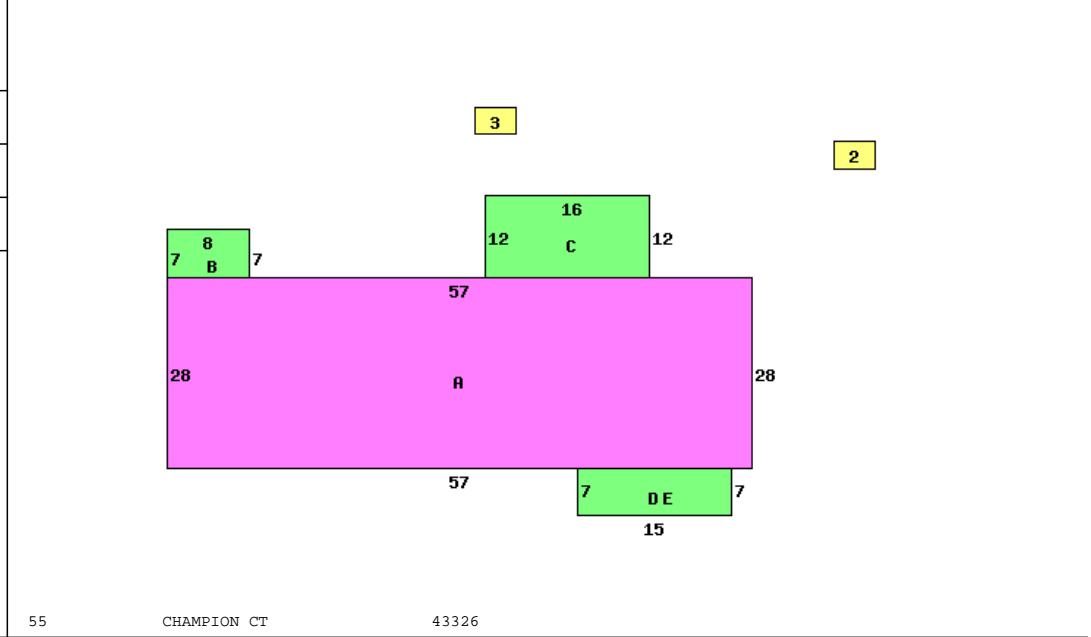
Orig Tax Year 2005  
Parent: 06-150057.0000

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1596			
	STP	P		56	220	b	PORCH
	PAT	P		192	580	c	PORCH
	CAN	P		105	840	d	PORCH
	PAT	P		105	320	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
455	1	2004-07-26	RHOADS DENNIS E & CHERYL	LWD	82000	0	0
6	1	2004-01-05	HABITAT FOR HUMANITY OF	LWD	10900	0	0

Year	Land	Bldg	Total	Net Tax
2021	2380	33610	35990	1652.44
2020	2380	33610	35990	1430.40

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



55 CHAMPION CT 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1596 125400
Shingle	Subtotal 125400
	Roof GABLE
Plaster/Drywall	D Plumbing 2100
Floor/Carpet	X Extra Features 1960
Floor/Tile-Lino	X Total Value 129460
Number of Rooms	7
Bedrooms	4 PUB PAVED ST/RD
Central Heat	A Neighborhood:
FORCED AIR	Code: 3730
Plumbing	
Standard	1
Extra 3 Fixture	1

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1596		C-	2004AV	.18	Dpr	95540
2 Garage	F	24X26	624	C	2005FR	.55	Dpr	6740
3 Shed	*PP	8X10	80	OLD/	0			0
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	rate	value	value
		90.00	122	90	120	108	9720	9720