BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150074.0000 RES
FF19 2026

sale

2023 RHOADS DENNIS E & CHE	2004-07-26	
2024 RHOADS DENNIS E & CHE	2004-07-26	
2025 RHOADS DENNIS E & CHE	2004-07-26	
2026 RHOADS DENNIS E & CHERY	2004-07-26	CHAMPION CT PT LOT 44
55 CHAMPION CT	1WD	
	$82,000	
KENTON OH 43326		

Orig Tax Year 2005
Parent: 06-150057.0000

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

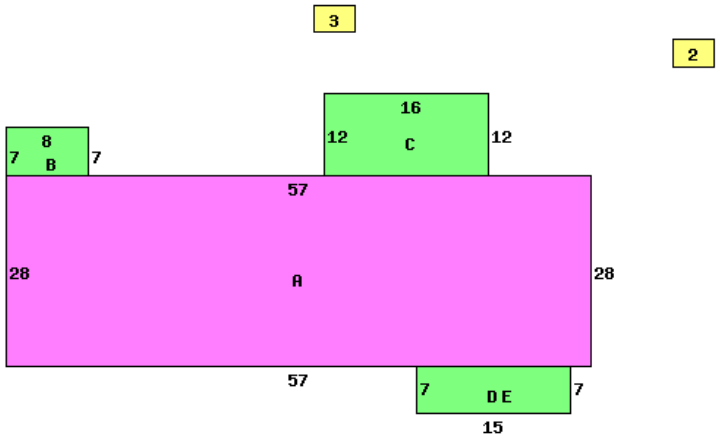
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	9710	9710	9710	9710		9710	9710	9720
Bldg100%	102290	102290	102290	102290		102290	138090	138080
Totl100%	112000t	112000t	112000t	112000t		112000t	147800t	147800t
Cauv100%								
Tax Value:								
Land 35%	3400	3400	3400	3400		3400	3400	3400
Bldg 35%	35800	35800	35800	35800		35800	48330	48330
Totl 35%	39200t	39200t	39200t	39200t		39200t	51730t	51730t
Hmstd35%								
Owner Oc	34.70	34.66	34.56	34.56	34.56			
Hmstd RB								
Net Tax	1577.06	1670.44	1659.30	1659.30	1659.30			
Sp-Asmnt	32.07	45.57	35.57	35.57				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1596		a	*MAIN
	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	1WD	82000	0	0
6	1	2004-01-05	HABITAT FOR HUMANITY OF	1WD	10900	0	0

Year	Land	Bldg	Total	Net Tax
2022	2380	33610	35990	1646.28
2021	2380	33610	35990	1652.44

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



55 CHAMPION CT 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1596	125400
	Subtotal			125400
Shingle	Roof	GABLE		

B 1 2 U A

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		Dwl/Gar/NC%	1.3500
Standard	1		
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1596		C-	2004AV	116510	.18		128980
2	Garage	F	24X26	624		C	2005FR	14980	.55		9100
3	Shed	*PP	8X10	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		90.00	122	90	120	108	9720	9720

Call Back: Sign: PSN Date: 2015-02-17 Lister: 06-150074.0000-v082020R