BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040003.0000 RES
V09 2026

sale

2023 BOPP LAURA M	2003-08-21	
2024 BOPP LAURA M	2003-08-21	
2025 BOPP LAURA M	2003-08-21	
2026 BOPP LAURA M	2003-08-21	RIVERSIDE 2
403 S LEIGHTON ST	1WD	
	$0	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

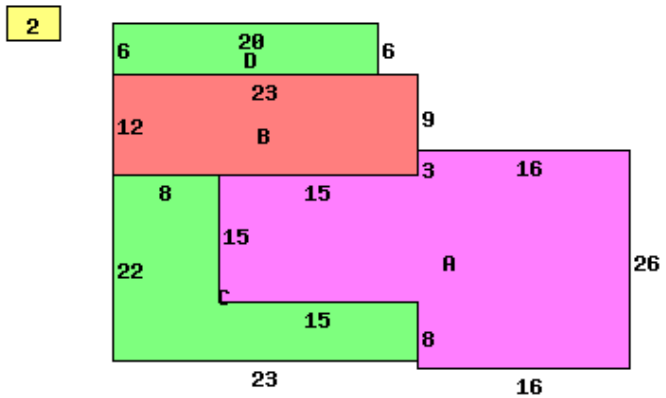
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	23740	23740	23740	23740		23740	33540	33530
Totl100%	29090t	29090t	29090t	29090t		29090t	39690t	39680t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	8310	8310	8310	8310		8310	11740	11740
Totl 35%	10180t	10180t	10180t	10180t		10180t	13890t	13890t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	418.56	442.80	439.88	439.88	439.88			
Sp-Asmnt	20.78	27.22	27.22	27.22				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		641		a	*MAIN
1	F/C	A		276		b	ADDTN
	OFP	P		281	8430	c	PORCH
	EFP	P		120	4800	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
391	1	2003-08-21	BOPP LAURA M	1WD	*	0	3000	40690
308	1	2002-07-23	SECRETARY HOUSING & URBA	1DD	*	0	2940	35170
449	1	2000-08-01	DRUMM JOHN & MARY C	1WD		52300	2940	35170
287	1	1997-05-23	ELLIS JAMES E & DEBORAH	1WD		31200	3110	24290
37	1	1991-01-18		1UN	*	8500	0	19830

Year	Land	Bldg	Total	Net Tax
2022	1310	11200	12510	584.38
2021	1310	11200	12510	586.50

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



403 S LEIGHTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	917	100430
	Part Upper	FRAME	641	31770
	Subtotal			132200
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Heating	-1990
Panelled Wall	X X	Extra Features	13230
Floor/Carpet	X	Total Value	143440
Floor/Tile-Lino	L L		
Number of Rooms	3 3	PUB ALLEY	
Bedrooms	3		
		Neighborhood:	
Plumbing		Code:	3600
Standard	1	Dwl/Gar/NC%	1.3700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1558		C-	OLD/PR	129100	.75	.35	28740
2	Garage	M 0	20X26	520		D	OLD/AV	9980	.65		4790

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	120	89	138	123	6150	6150

Call Back: Sign: PSN Date: 2015-01-23 Lister: 06-040003.0000-v082020R