BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040004.0000 RES
V10 2026

sale

2023 PORTMAN DEBBIE	2018-10-17	
2024 PORTMAN DEBBIE	2018-10-17	
2025 PORTMAN DEBBIE	2018-10-17	
2026 PORTMAN DEBBIE	2018-10-17	RIVERSIDE 7
407 S LEIGHTON ST	1WD	
	$15,000	
KENTON OH 43326		

Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

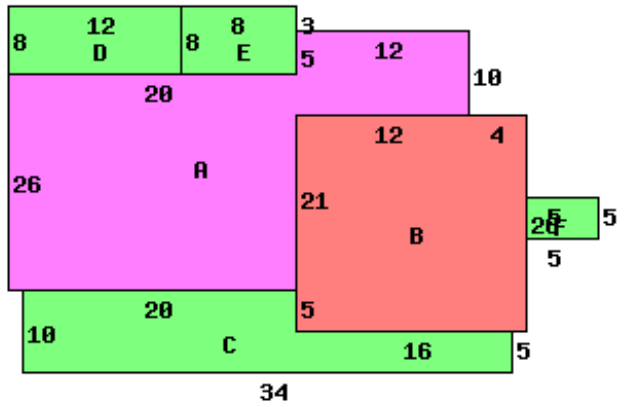
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	54370	54370	54370	54370		54370	76770	76780
Totl100%	59710t	59710t	59710t	59710t		59710t	82910t	82930t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	19030	19030	19030	19030		19030	26870	26870
Totl 35%	20900t	20900t	20900t	20900t		20900t	29020t	29030t
Hmstd35%								
Owner Oc	18.50	18.48	18.42	18.42	18.42			
Hmstd RB								
Net Tax	840.84	890.62	884.68	884.68	884.68			
Sp-Asmnt	20.85	30.60	30.60	30.60				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		640		a	*MAIN
1H	F/C	A		416		b	ADDTN
	OFP	P		265	7950	c	PORCH
	DK	P		96	1440	d	PORCH
	DK	P		64	960	e	PORCH
	OFP	P		25	750	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
517	1	2018-10-17	PORTMAN DEBBIE	1WD	15000	3540	28200
102	1	1999-02-26	CRABTREE TERESA L	1WD	38000	3110	17000

Year	Land	Bldg	Total	Net Tax
2022	1310	12210	13520	618.46
2021	1310	12210	13520	620.74

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



407 S LEIGHTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1056	101590
	Part Upper	FRAME	416	22960
	Subtotal			124550
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Air Conditioning	2730
Panelled Wall	X		Extra Features	11100
Floor/Pine	X	X	Total Value	138380
Floor/Tile-Lino	X			
Number of Rooms	4	2	PUB SIDEWALK	
Bedrooms	1	2		
			Neighborhood:	
Central Heat	A		Code:	3600
FORCED AIR			Dwl/Gar/NC%	1.3700
Central A/C	A			
Plumbing				
Standard	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		1472		C-	OLD/AV	124540	.55		76780

	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: 06-040004.0000-v082020R