BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040015.0000 RES
V14 2026

sale

2023 STIC		1987-09-23
2024 STIC		1987-09-23
2025 STIC		1987-09-23
2026 STIC		1987-09-23 RIVERSIDE 13-14
519 S LEIGHTON ST		$0
KENTON OH 43326		

2027 HAMM CHRISTOPHER R		2025-01-13
519 S LEIGHTON ST		1WD
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%	9310	9310	9310	9310		9310	10710	10700
Bldg100%	54570	54570	54570	54570		54570	77060	77070
Totl100%	63890t	63890t	63890t	63890t		63890t	87770t	87770t
Cauv100%								
Tax Value:								
Land 35%	3260	3260	3260	3260		3260	3750	3740
Bldg 35%	19100	19100	19100	19100		19100	26970	26970
Totl 35%	22360t	22360t	22360t	22360t		22360t	30720t	30720t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	919.36	972.60	966.20	966.20	966.20			
Sp-Asmnt	22.20	31.07	31.07	31.07				

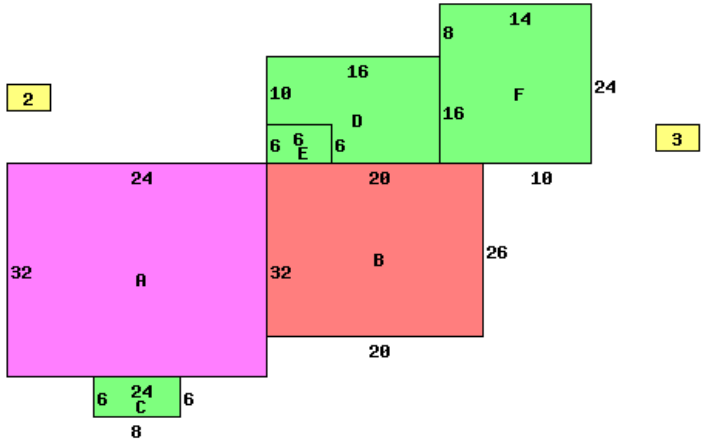
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		768		a	*MAIN
1	F	A		520		b	ADDTN
	OFP	P		48	1440	c	PORCH
	DK	P		220	3300	d	PORCH
	OFP	P		36	1080	e	PORCH
	PAT	P		336	1010	f	PORCH

#: 16, L/W
060400160000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
13	1	2025-01-13	HAMM CHRISTOPHER R	1WD	54500	9310	54570
825	0	1987-09-23		*	0	0	3710

Year	Land	Bldg	Total	Net Tax
2022	2270	15280	17550	819.82
2021	2270	15280	17550	822.80

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



519 S LEIGHTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1288	106480
	Subtotal			106480
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	6830
Panelled Wall	X	Total Value	113310
Floor/Pine	X		
Floor/Carpet	X		
Number of Rooms	4	Neighborhood:	
Bedrooms	2	Code:	3600
		Dwl/Gar/NC%	1.3700
Central Heat	A		
FORCED AIR			
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		1288		C-	OLD/AV	101980	.55		62870
2	Shed	*PP 0	8X8	64			OLD/	0			0
3	Garage		24X24	576		C	2015AV	13820	.25		14200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		100.00	120	89	138	123	12300	10700	Excess Fro

Call Back: Sign: PSN Date: 2016-01-27 Lister: 06-040015.0000-v082020R