

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040026.0000
CC137

RES
2025

sale

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

| | | | | | |
|------|-------------------------|------------|-----------------------|--|--|
| 2022 | MANN'S MICHAEL E | 1993-11-17 | | | |
| 2023 | MANN'S MICHAEL E | 1993-11-17 | | | |
| 2024 | MANN'S MICHAEL E | 1993-11-17 | | | |
| 2025 | GAGLIANO ANTONIO JOSEPH | 2024-12-19 | RIVERSIDE N 1/2 30-31 | | |
| | 516 S LEIGHTON ST | | 2WD | | |
| | KENTON OH 43326 | | \$155,000 | | |

| | | | | | |
|------------|--------|---------|---------|---------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 4110 | 5830 | 5830 | 5830 | 5820 |
| Bldg100% | 55370 | 81460 | 81460 | 81460 | 81450 |
| Totl100% | 59490t | 87290t | 87290t | 87290t | 87270t |
| Cauvl00% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 1440 | 2040 | 2040 | 2040 | 2040 |
| Bldg 35% | 19380 | 28510 | 28510 | 28510 | 28510 |
| Totl 35% | 20820t | 30550t | 30550t | 30550t | 30540t |
| Hmstd35% | | | | | |
| Owner Oc | 20.20 | 27.04 | 27.00 | | |
| Hmstd RB | | | | | |
| Net Tax | 952.36 | 1229.08 | 1301.84 | 1320.10 | |
| Sp-Asmnt | 22.41 | 22.41 | 33.89 | 33.89 | |

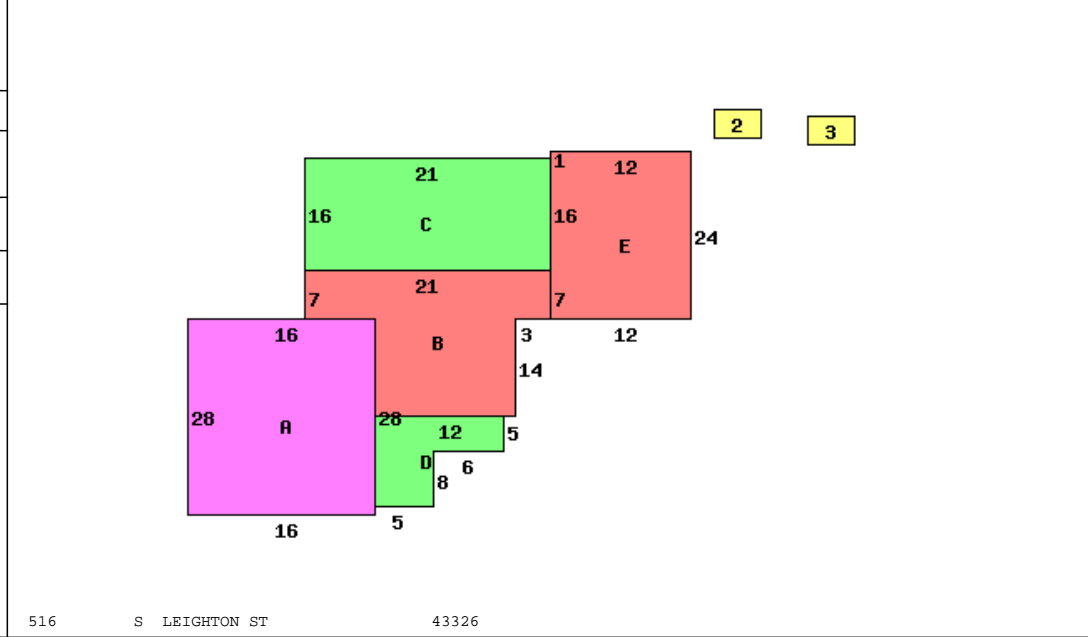
| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
| 1T | F | M | | 448 | | a | *MAIN |
| 1 | F/C | A | | 315 | | b | ADDTN |
| | OFFP | P | | 336 | 10080 | c | PORCH |
| 1 | OFFP | P | | 95 | 2850 | d | PORCH |
| | F | A | | 288 | | e | ADDTN |

#: 27, L/W
060400270000

| | | | | | | | |
|-------|----|------------|-------------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
| 567 | 2 | 2024-12-19 | GAGLIANO ANTONIO JOSEPH | 2WD | 155000 | 5830 | 81460 |
| 1141 | 1 | 1993-11-17 | MANN'S MICHAEL E | 1QC * | 0 | 0 | 19710 |
| 244 | 1 | 1990-04-02 | | 1WD | 10000 | 0 | 15400 |

| | | | | |
|------|------|-------|-------|---------|
| Year | Land | Bldg | Total | Net Tax |
| 2021 | 1440 | 19380 | 20820 | 955.92 |
| 2020 | 1440 | 19380 | 20820 | 827.50 |

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



516 S LEIGHTON ST 43326

| | | | |
|-----------------|-----------------|------------------------|-------------|
| Occupancy | 1 Single Family | *DWELLING COMPUTATIONS | |
| Story Height | 1T | Sq-Ft | Value |
| Floor Level | Main | FRAME | 1051 101110 |
| | Part Upper | FRAME | 448 29680 |
| | Subtotal | | 130790 |
| Shingle | Roof | GABLE | |
| Plaster/Drywall | X X | Heating | -1890 |
| Floor/Pine | X X | Extra Features | 12930 |
| Number of Rooms | 4 3 | Total Value | 141830 |
| Bedrooms | 1 2 | | |
| Plumbing | | PUB SIDEWALK | |
| Standard | 1 | Neighborhood: | |
| | | Code: | 3600 |
| | | Dwl/Gar/NC% | .9700 |

| | | | | | | | | |
|------------|----------|-----------|--------|-----------|-----------|----------|-------|-------|
| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
| 1 DWELLING | 1T F | | Rate | Grade | Value | Dpr | Dpr | Value |
| 2 Shed | *PP | 6X12 | 72 | C- | 127650 | .40 | | 74290 |
| 3 Garage | | 16X24 | 384 | C | 0 | .20 | | 0 |
| | | | | 2018AV | 9220 | | | 7160 |
| front lot | acres/ | effective | depth | actual | effective | extended | true | |
| | frontage | frontage | factor | rate | rate | value | value | |
| | | 60.00 | 100 | 81 | 120 | 97 | 5820 | 5820 |