BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040026.0000 RES
CC137 2025

sale

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

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

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
Cauv100%					
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	

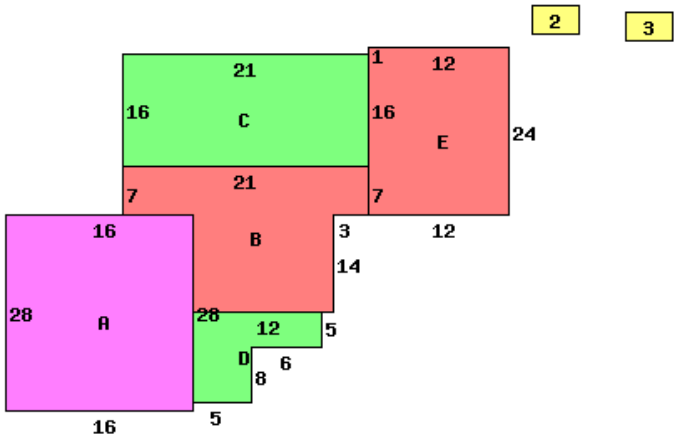
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F	M		448		a	*MAIN
1	F/C	A		315		b	ADDTN
	OFP	P		336	10080	c	PORCH
	OFP	P		95	2850	d	PORCH
1	F	A		288		e	ADDTN

#: 27, L/W
060400270000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
567	2	2024-12-19	GAGLIANO ANTONIO JOSEPH	2WD		155000	5830	81460
1141	1	1993-11-17	MANNS 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			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



516 S LEIGHTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1051	101110
	Part Upper	FRAME	448	29680
	Subtotal			130790
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Heating	-1890
Floor/Pine	X	X	Extra Features	12930
Number of Rooms	4	3	Total Value	141830
Bedrooms	1	2		
			PUB SIDEWALK	
Plumbing				
Standard	1		Neighborhood:	
			Code:	3600
			Dwl/Gar/NC%	.9700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1T F		1499		C-	OLD/GD	127650	.40		74290
2	Shed	*PP	6X12	72			OLD/	0			0
3	Garage		16X24	384		C	2018AV	9220	.20		7160

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	100	81	120	97	5820	5820

Call Back: Sign: PSN Date: 2015-11-17 Lister:

06-040026.0000-v082020R