BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040026.0000 RES
CC137 2026

sale

2023 MANNS MICHAEL E	1993-11-17	
2024 MANNS MICHAEL E	1993-11-17	
2025 GAGLIANO ANTONIO JOSE	2024-12-19	
2026 GAGLIANO ANTONIO JOSEPH	2024-12-19	RIVERSIDE N 1/2 30-31
516 S LEIGHTON ST	2WD	
	$155,000	
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%	5830	5830	5830	5830		5830	6710	6720
Bldg100%	81460	81460	81460	81460		81460	115030	115040
Totl100%	87290t	87290t	87290t	87290t		87290t	121740t	121760t
Cauv100%								
Tax Value:								
Land 35%	2040	2040	2040	2040		2040	2350	2350
Bldg 35%	28510	28510	28510	28510		28510	40260	40260
Totl 35%	30550t	30550t	30550t	30550t		30550t	42610t	42620t
Hmstd35%								
Owner Oc	27.04	27.00						
Hmstd RB								
Net Tax	1229.08	1301.84	1320.10	1320.10	1320.10			
Sp-Asmnt	22.41	33.89	33.89	33.89				

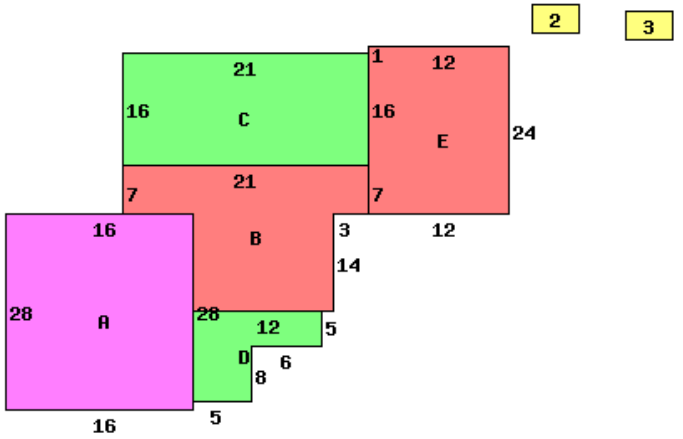
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F	M		448		a	*MAIN
1	F/C	A		315		b	ADDTN
	OFP	P		336	10080	c	PORCH
	OFP	P		95	2850	d	PORCH
1	F	A		288		e	ADDTN

#: 27, L/W
0604002700000

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
2022	1440	19380	20820	952.36
2021	1440	19380	20820	955.92

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%	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	1T F		1499		C-	OLD/GD	127650	.40		104930
2	Shed	*PP	6X12	72			OLD/	0			0
3	Garage		16X24	384		C	2018AV	9220	.20		10110

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	100	81	138	112	6720	6720

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