

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040048.0000
CC130

RES
2025

sale

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

2022	JOHNSON AMY M	2007-12-05
2023	PRESLEY DEREK LEE & S	2022-10-12
2024	PRESLEY DEREK LEE & S	2022-10-12
2025	PRESLEY DEREK LEE & SARAH	2022-10-12
	602 S LEIGHTON ST	RD
	KENTON OH 43326	\$142,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6490	9310	9310	9310	9310
Bldg100%	60260	134600	134600	134600	134600
Totl100%	66740t	143910t	143910t	143910t	143910t
Cauv100%					
Tax Value:					
Land 35%	2270	3260	3260	3260	3260
Bldg 35%	21090	47110	47110	47110	47110
Totl 35%	23360t	50370t	50370t	50370t	50370t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1091.22	2071.04	2190.96	2176.50	
Sp-Asmnt	312.41	23.01	40.31	40.31	

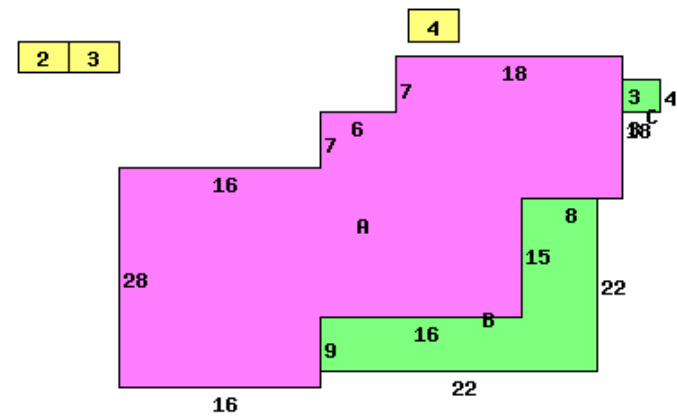
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1T	F/C	M		1078		b	PORCH
	EFP	P		244	9760	c	PORCH
	CAN	P		12	100		

#: 49, L/W
060400490000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
530	1	2022-10-12	PRESLEY DEREK LEE & SARAH	RD	142000	6490	60260
662	1	2007-12-05	JOHNSON AMY M	LWD	29000	6510	45000
210	1	2007-05-07	DEUTSCHE BANK NATIONAL T	LSH	42000	6510	45000
343	1	1998-08-07	HINTON NORMA J	LCT *	0	4970	24340
450	1	1998-08-07	CRITCHFIELD GREGORY J &	LWD	40000	4970	24340

Year	Land	Bldg	Total	Net Tax
2021	2270	21090	23360	1095.20
2020	2270	21090	23360	951.28

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



602 S LEIGHTON ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1T	Sq-Ft	Value
Floor Level	Main	FRAME	1078 103700
	Part Upper	FRAME	1078 46030
	Basement		269 5280
	Subtotal		155010
Shingle	Roof	GABLE	
Plaster/Drywall	P P	Heating	-2580
Panelled Wall	X X	Plumbing	2100
Unfinished Wall	X	Extra Features	9860
Floor/Pine	X X	Total Value	164390
Floor/Carpet	C		
Floor/Tile-Lino	L L	PUB ALLEY	
Number of Rooms	1 4 3		
Bedrooms	1 2	Neighborhood:	
Plumbing		Code:	3600
Standard	1	Dwl/Gar/NC%	.9700
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1T F	2156	Rate	Grade	Cond	Value	Dpr	Dpr
2 Garage		20X20	400	C	OLD/GD	164390	.40	-.35
3 Shed	*NV 0	10X12	120	C	OLD/AV	9600	.65	
4 Shed		18X36	648	D	1990AV	6220	.65	
front lot		effective	depth	actual	effective	extended	true	
	acres/	frontage	depth	factor	rate	value	value	Excess Fro
	100.00	120	89	120	107	10700	9310	