BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040048.0000 RES
CC130 2026

sale

2023 PRESLEY DEREK LEE & S	2022-10-12	
2024 PRESLEY DEREK LEE & S	2022-10-12	
2025 PRESLEY DEREK LEE & S	2022-10-12	
2026 PRESLEY DEREK LEE & SAR	2022-10-12	RIVERSIDE 71-72
602 S LEIGHTON ST	1SD	
	$142,000	
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%	9310	9310	9310	9310		9310	10710	10700
Bldg100%	134600	134600	134600	134600		134600	189200	189200
Totl100%	143910t	143910t	143910t	143910t		143910t	199910t	199900t
Cauv100%								
Tax Value:								
Land 35%	3260	3260	3260	3260		3260	3750	3740
Bldg 35%	47110	47110	47110	47110		47110	66220	66220
Totl 35%	50370t	50370t	50370t	50370t		50370t	69970t	69970t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2071.04	2190.96	2176.50	2176.50	2176.50			
Sp-Asmnt	23.01	40.31	40.31	40.31				

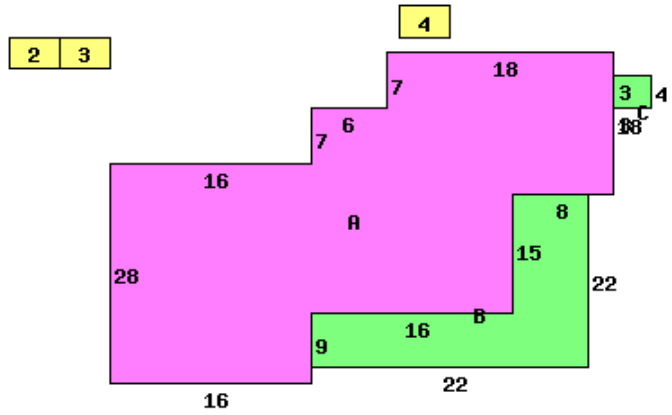
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		1078		a	*MAIN
	EFP	P		244	9760	b	PORCH
	CAN	P		12	100	c	PORCH

#: 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	1SD		142000	6490	60260
662	1	2007-12-05	JOHNSON AMY M	1WD		29000	6510	45000
210	1	2007-05-07	DEUTSCHE BANK NATIONAL T	1SH		42000	6510	45000
343	1	1998-08-07	HINTON NORMA J	1CT	*	0	4970	24340
450	1	1998-08-07	CRITCHFIELD GREGORY J &	1WD		40000	4970	24340

Year	Land	Bldg	Total	Net Tax
2022	2270	21090	23360	1091.22
2021	2270	21090	23360	1095.20

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

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1078	103700
	Part Upper	FRAME	1078	46030
	Basement		269	5280
	Subtotal			155010
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet			C		
Floor/Tile-Lino			L	L	
Number of Rooms		1	4	3	
Bedrooms			1	2	
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Heating	-2580
Plumbing	2100
Extra Features	9860
Total Value	164390
PUB ALLEY	
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		2156		C	OLD/GD	164390	.40	-.35	182420
2	Garage			20X20	400		C	OLD/AV	9600	.65		4600
3	Shed	*NV	0	10X12	120			OLD/	0			0
4	Shed			18X36	648		D	1990AV	6220	.65		2180

	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: 2015-11-17 Lister: