

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040083.0000
CC80

RES
2025

sale

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

2022 WHITAKER HARRIET V	
2023 WHITAKER HARRIET V	
2024 WHITAKER HARRIET V	
2025 KANZIG FLOYD WESLEY	2024-10-15 RIVERSIDE 153
704 S LEIGHTON ST	1AF
KENTON OH 43326	\$0

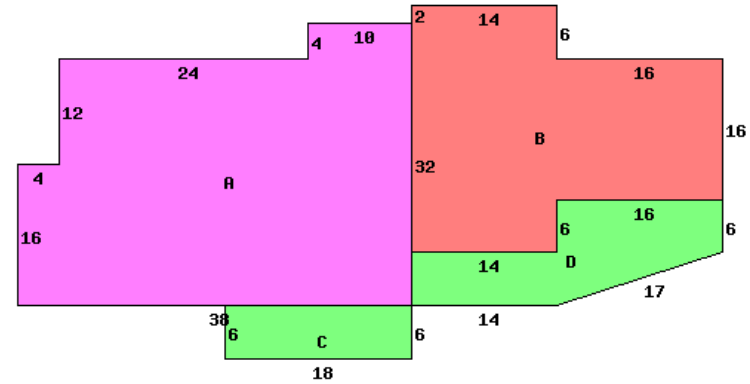
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	48000	68230	68230	68230	68220
Totl100%	51740t	73570t	73570t	73570t	73570t
Cauv100%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	16800	23880	23880	23880	23880
Totl 35%	18110t	25750t	25750t	25750t	25750t
Hmstd35%					
Owner Oc	17.56	22.78	22.76		
Hmstd RB	400.22	368.96	417.58		
Net Tax	428.20	667.00	679.70	1112.68	
Sp-Asmnt	21.15	21.15	32.34	32.34	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		1056		a	*MAIN
2	F/C	A		648		b	ADDTN
	CPY	P		108	860	c	PORCH
	OFF	P		228	6840	d	PORCH

HARRIETTS BEAUTY SHOP IN HOME							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
454	1	2024-10-15	KANZIG FLOYD WESLEY	1AF *	0	5340	68230

Year	Land	Bldg	Total	Net Tax
2021	1310	16800	18110	429.78
2020	1310	16800	18110	372.02

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



704 S LEIGHTON ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
	Sq-Ft	Value
Story Height 2		
Floor Level	Main	FRAME 1704 125890
	Full Upper	FRAME 648 51960
	Subtotal	177850
Shingle	Roof	HIP
B 1 2 U A		
Plaster/Drywall	X X	Heating -2880
Floor/Carpet	X X	Extra Features 7700
Floor/Tile-Lino	L	Total Value 182670
Number of Rooms	6 3	
Bedrooms	1 3	PUB SIDEWALK
Plumbing		Neighborhood:
Standard	1	Code: 3600
		Dwl/Gar/NC% .9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 B F	FtxFt	Area	Grade	Cond	Dpr Dpr	Value
			2352	C+	OLD/FR		68220
front lot	acres/	effective	depth	depth	effective	extended	true
	frontage	frontage	factor	rate	rate	value	value
		50.00	120	89	107	5350	5350