

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100049.0000
HH87

RES
2025

sale

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

2022 LANE CYNTHIA A	2020-04-08
2023 LANE CYNTHIA A	2020-04-08
2024 LIGHTLE AARON J	2023-04-12
2025 LIGHTLE AARON J	2023-04-12 LETSONS 39
614 S WAYNE ST	1WD
KENTON OH 43326	\$80,000

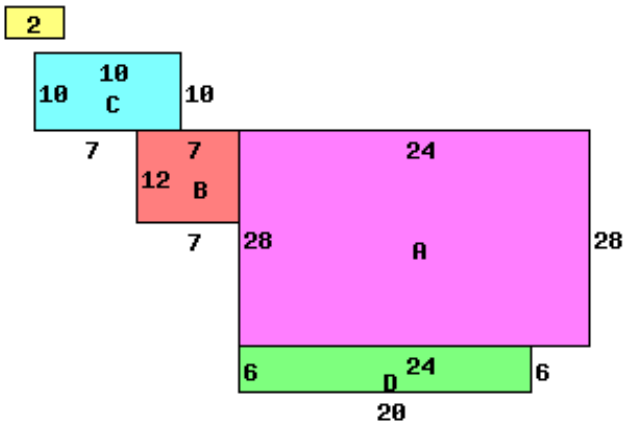
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4340	6230	6230	6230	6220
Bldg100%	27060	43110	43110	43110	43100
Totl100%	31400t	49340t	49340t	49340t	49320t
Cauvl00%					
Tax Value:					
Land 35%	1520	2180	2180	2180	2180
Bldg 35%	9470	15090	15090	15090	15080
Totl 35%	10990t	17270t	17270t	17270t	17260t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	513.38	710.08	751.20	746.24	
Sp-Asmnt	20.66	20.66	29.24	29.24	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	Q	F/C	M	672			
1		F/C	A	84			b
04		F	O	100	1200		c
		OFF	F	120	3600		d

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
125	1	2023-04-12	LIGHTLE AARON J	1WD	80000	4340	27060
150	1	2020-04-08	LANE CYNTHIA A	1WD	63000	4140	21570
357	1	2016-08-19	RIGDON RENTAL PROPERTIES	1WD	9000	4570	21940
414	1	1998-09-18	BOYLE ROBERT MERLE	1WD *		3630	14260
859	1	1992-09-11		1QC *	0	0	13200

Year	Land	Bldg	Total	Net Tax
2021	1520	9470	10990	515.24
2020	1520	9470	10990	447.54

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



614 S WAYNE ST 43326

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1Q	Sq-Ft	Value		
Floor Level	Main	FRAME	756	92380	
	Qtr Story	FRAME	672	11140	
	Subtotal			103520	
Shingle	Roof	GABLE			
Plaster/Drywall	D	X	Extra Features	4800	
Floor/Pine	X	X	Total Value	108320	
Floor/Carpet	X				
Floor/Tile-Lino	L		PUB SIDEWALK		
Number of Rooms	5				
Bedrooms	2		Neighborhood:		
Central Heat	A		Code:	3600	
HOT WATER			Dwl/Gar/NC%	.9700	
Plumbing					
Standard	1				

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 QF/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
2 Shed	F 0	12X16	756	C-	1904AV	97490	.55	42550
			192	D	1992FR	1840	.70	550
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		55.00	132	94	120	6220	6220	