

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-100049.0000  
HH87

RES  
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020 RIGDON RENTAL PROPRT	2016-08-19
2021 LANE CYNTHIA A	2020-04-08
2022 LANE CYNTHIA A	2020-04-08
2023 LIGHTLE AARON J	2023-04-12 LETSONS 39
614 S WAYNE ST	LWD
	\$80,000
KENTON OH 43326	12.1-05-10-049

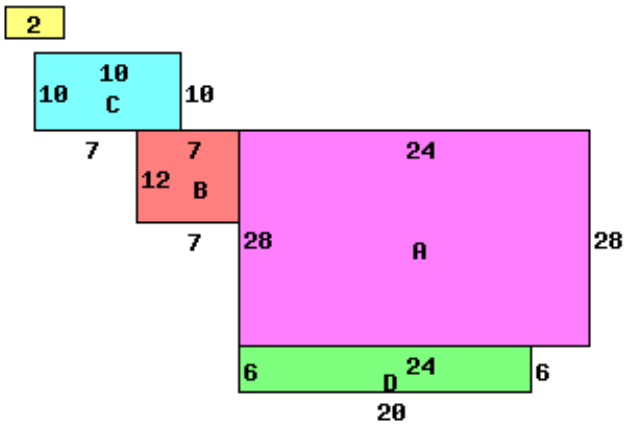
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4340	4340	4340	6230	6220
Bldg100%	27060	27060	27060	43110	43100
Totl100%	31400t	31400t	31400t	49340t	49320t
Cauvl00%					
Tax Value:					
Land 35%	1520	1520	1520	2180	2180
Bldg 35%	9470	9470	9470	15090	15080
Totl 35%	10990t	10990t	10990t	17270t	17260t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	447.54	515.24	513.38	710.08	
Sp-Asmnt	25.30	20.66	20.66	20.66	

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

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

Year	Land	Bldg	Total	Net Tax
2019	1450	7550	9000	354.42
2018	1450	7550	9000	354.76

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	756	92380
	672	11140
	Subtotal	103520
Shingle	Roof	GABLE
Plaster/Drywall	D	X
Floor/Pine	X	X
Floor/Carpet	X	
Floor/Tile-Lino	L	
Number of Rooms	5	
Bedrooms	2	
Central Heat	A	
HOT WATER		
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	113	6220	6220

Extra Features	4800
Total Value	108320
PUB SIDEWALK	
Neighborhood:	
Code:	3600
Dwl/Gar/NC%	.9700