BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-100049.0000 RES
HH87 2026

sale

2023 LANE CYNTHIA A	2020-04-08	
2024 LIGHTLE AARON J	2023-04-12	
2025 LIGHTLE AARON J	2023-04-12	
2026 LIGHTLE AARON J	2023-04-12	LETSONS 39
614 S WAYNE ST	1WD	
	$80,000	
KENTON OH 43326		

Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

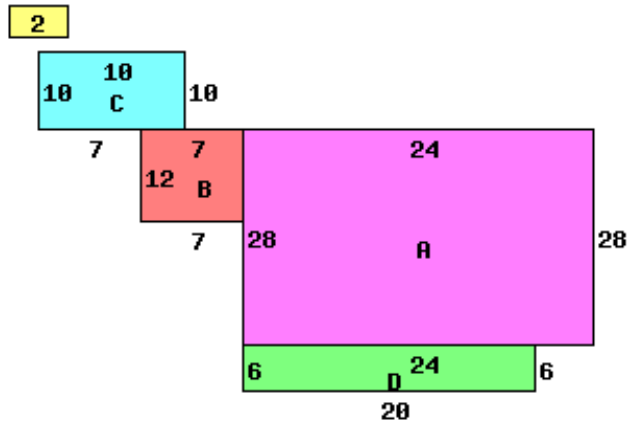
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6230	6230	6230	6230		6230	7140	7150
Bldg100%	43110	43110	43110	43110		43110	60660	60650
Totl100%	49340t	49340t	49340t	49340t		49340t	67800t	67800t
Cauv100%								
Tax Value:								
Land 35%	2180	2180	2180	2180		2180	2500	2500
Bldg 35%	15090	15090	15090	15090		15090	21230	21230
Totl 35%	17270t	17270t	17270t	17270t		17270t	23730t	23730t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	710.08	751.20	746.24	746.24	746.24			
Sp-Asmnt	20.66	29.24	29.24	29.24				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 Q	F/C	M		672		a	*MAIN
1	F/C	A		84		b	ADDTN
04	F	O		100	1200	c	OTHER
	OFP	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	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	*	0	3630	14260
859	1	1992-09-11		1QC	*	0	0	13200

Year	Land	Bldg	Total	Net Tax
2022	1520	9470	10990	513.38
2021	1520	9470	10990	515.24

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



614 S WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	756	92380
	Qtr Story	FRAME	672	11140
	Subtotal			103520
Shingle	Roof	GABLE		

B 1 2 U A

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:	
			Code:	3600
Central Heat	A		Dwl/Gar/NC%	1.3700
HOT WATER				
Plumbing				
Standard	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 QF/C		756		C-	1904AV	97490	.55		60100
2	Shed	F 0	12X16	192		D	1992FR	1840	.70		550

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		55.00	132	94	138	130	7150	7150

Call Back: Sign: PSN Date: 2015-05-07 Lister: