BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-110007.0000 RES
EE57 2026

sale

2023 LIGHTNER GENE A	2018-06-08	
2024 LIGHTNER GENE A	2018-06-08	
2025 LIGHTNER GENE A	2018-06-08	
2026 LIGHTNER GENE A	2018-06-08	WHITES S PT 7-4
801 S DETROIT ST	1QC	
	$0	
KENTON OH 43326		

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

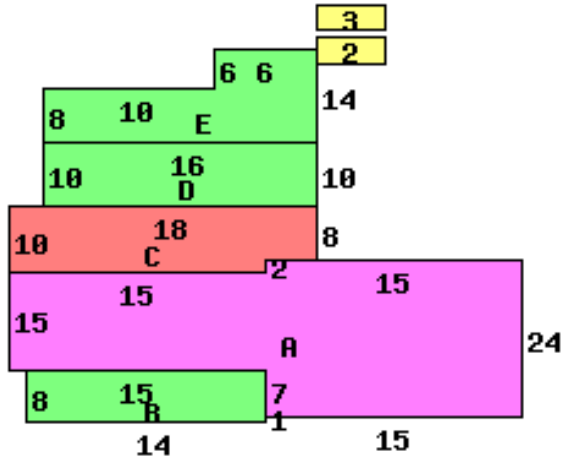
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6170	6170	6170	6170		6170	7060	7070
Bldg100%	77400	77400	77400	77400		77400	108710	108700
Totl100%	83570t	83570t	83570t	83570t		83570t	115770t	115770t
Cauv100%								
Tax Value:								
Land 35%	2160	2160	2160	2160		2160	2470	2470
Bldg 35%	27090	27090	27090	27090		27090	38050	38050
Totl 35%	29250t	29250t	29250t	29250t		29250t	40520t	40520t
Hmstd35%								
Owner Oc	25.88	25.86	25.78	25.78	25.78			
Hmstd RB								
Net Tax	1176.78	1246.44	1238.12	1238.12	1238.12			
Sp-Asmnt	21.41	32.79	32.79	32.79				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		585		a	*MAIN
	OFP	P		112	3360	b	PORCH
1	F/C	A		174		c	ADDTN
	EFP	P		160	6400	d	PORCH
	DK	P		164	2460	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
216	1	2018-06-08	LIGHTNER GENE A	1QC *	0	4110	51660
578	1	2002-10-17	MABREY LAURA A & LIGHTNE	1WD	74100	4400	40600
323	1	1996-05-31	MANNS RONALD E	1WD	31000	4600	24400
805	1	1988-09-30		1WD	19500	0	15000
934	0	1987-11-04		*	0	0	15000
622	0	1986-08-06		*	0	0	19200

Year	Land	Bldg	Total	Net Tax
2022	1510	22730	24240	1108.82
2021	1510	22730	24240	1112.96

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



801 S DETROIT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	759	92740
	Part Upper	FRAME	585	29650
	Basement		146	3220
	Subtotal			125610
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D	Extra Features	12220
Unfinished Wall	X	Total Value	137830
Floor/Carpet	X		
Floor/Tile-Lino	T	PUB SIDEWALK	
Number of Rooms	1 6 2		
Bedrooms	1 2	Neighborhood:	
		Code:	3600
Central Heat	A	Dwl/Gar/NC%	1.3700
FORCED AIR			
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	1HB F		1344		C-	OLD/GD	124050	.40		101970
2	Garage		24X24	576		D	1991AV	11060	.65		5300
3	Lean-To		14X20	280		D	2017AV	1790	.20		1430

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		54.00	136	95	138	131	7070	7070

Call Back: Sign: PSN Date: 2014-12-19 Lister: 06-110007.0000-v082020R