

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-150015.0000  
DD21

RES  
2025

sale

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

|      |                   |            |                |
|------|-------------------|------------|----------------|
| 2022 | LEFFLER TIMOTHY W | 2013-08-05 |                |
| 2023 | LEFFLER TIMOTHY W | 2013-08-05 |                |
| 2024 | LEFFLER TIMOTHY W | 2013-08-05 |                |
| 2025 | LEFFLER TIMOTHY W | 2013-08-05 | CHAMPION CT 11 |
|      | 1013 FONTAINE ST  | 2WD        |                |
|      | KENTON OH 43326   | \$0        |                |

|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Tax Year   | 2022    | 2023    | 2024    | 2025    | CAMA    |
| Prop Cls   | 510     | 510     | 510     | 510     | 510     |
| Acres      |         |         |         |         |         |
| Land100%   | 3890    | 5600    | 5600    | 5600    | 5600    |
| Bldg100%   | 87830   | 98570   | 98570   | 98570   | 98580   |
| Totl100%   | 91710t  | 104170t | 104170t | 104170t | 104180t |
| Cauv100%   |         |         |         |         |         |
| Tax Value: |         |         |         |         |         |
| Land 35%   | 1360    | 1960    | 1960    | 1960    | 1960    |
| Bldg 35%   | 30740   | 34500   | 34500   | 34500   | 34500   |
| Totl 35%   | 32100t  | 36460t  | 36460t  | 36460t  | 36460t  |
| Hmstd35%   |         |         |         |         |         |
| Owner Oc   | 31.14   | 32.26   | 32.24   | 32.14   |         |
| Hmstd RB   | 400.22  | 368.96  | 417.58  | 429.66  |         |
| Net Tax    | 1068.14 | 1097.88 | 1136.08 | 1113.66 |         |
| Sp-Asmnt   | 31.78   | 31.78   | 44.47   | 34.47   |         |

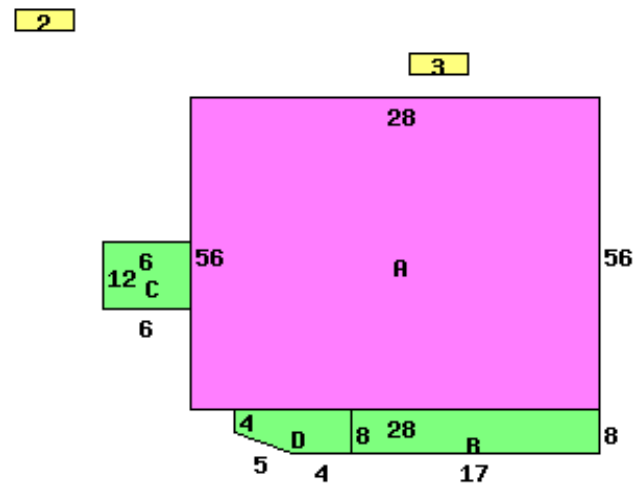
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 1    | F/C  | M    |      | 1568  |       |   |       |
|      | OPF  | P    |      | 136   | 4080  | b | PORCH |
|      | OPF  | P    |      | 72    | 2160  | c | PORCH |
|      | DK   | P    |      | 56    | 840   | d | PORCH |

2009 BOR set house value at 78,180

| Sale# | #p | sale date  | To                     | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|------------------------|---------------|--------|---------|---------|
| 356   | 2  | 2013-08-05 | LEFFLER TIMOTHY W      | 2WD *         | 0      | 4110    | 87490   |
| 30    | 2  | 2012-01-24 | LEFFLER MARY M TRUSTEE | 2WD *         | 0      | 4110    | 87490   |
| 381   | 2  | 2006-09-18 | LEFFLER TIMOTHY W      | 2OC *         | 0      | 3400    | 85460   |
| 478   | 10 | 2005-12-06 | LEFFLER PAUL D         | 10 *          | 0      | 3400    | 85460   |
| 159   | 8  | 2001-04-10 | LEFFLER MARY MATTILENE | 8CT *         | 0      | 3090    | 65200   |
| 314   | 2  | 1997-08-12 | LEFFLER HARRY & MATTIE | 2WD *         | 0      | 2770    | 4060    |
| 1148  | 2  | 1995-11-22 | LEFFLER TIMOTHY W      | 2WD           | 7500   | 2800    | 11400   |
| 754   | 2  | 1993-08-17 | ROBY DAVID             | 2WD           | 17000  | 0       | 14200   |
| 819   | 1  | 1991-10-09 |                        | 1WD           | 8176   | 0       | 12110   |
| 243   | 1  | 1990-03-30 |                        | 1WD           | 11500  | 0       | 12110   |
| 171   | 0  | 1988-03-10 |                        | *             | 7200   | 0       | 12110   |

| Year | Land | Bldg  | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 1360 | 30740 | 32100 | 1072.10 |
| 2020 |      |       |       | 928.04  |

| Project                       | ben acres | / | % | factor  |
|-------------------------------|-----------|---|---|---------|
| 902 MAIN DISTRICT CONSERVANCY |           |   |   | XA/2025 |
| 500 HARDIN COUNTY LANDFILL    |           |   |   | XA/2025 |



23 CHAMPION CT 43326

| Occupancy 1 Single Family |          | *DWELLING COMPUTATIONS |             |
|---------------------------|----------|------------------------|-------------|
| Story Height              | 1        | Sq-Ft                  | Value       |
| Floor Level               | Main     | FRAME                  | 1568 123200 |
|                           | Subtotal |                        | 123200      |
| Shingle                   | Roof     | GABLE                  |             |
| Plaster/Drywall           | D        | Air Conditioning       | 2780        |
| Floor/Carpet              | X        | Plumbing               | 2100        |
| Floor/Tile-Lino           | X        | Extra Features         | 7080        |
| Number of Rooms           | 6        | Total Value            | 135160      |
| Bedrooms                  | 3        |                        |             |
| Central Heat              | A        | PUB SIDEWALK           |             |
| FORCED AIR                |          | Neighborhood:          |             |
| Central A/C               | A        | Code:                  | 3730        |
| Plumbing                  |          |                        |             |
| Standard                  | 1        |                        |             |
| Extra 3 Fixture           | 1        |                        |             |

| Bldg Type  | SHB+Cons | DixHt     | Unit   | Blt/Renov | Replace | Phy       | Fnc      | True  |
|------------|----------|-----------|--------|-----------|---------|-----------|----------|-------|
| 1 DWELLING | 1 F/C    | Area      | Rate   | Grade     | Cond    | Value     | Dpr      | Value |
| 2 Garage   |          | 20X22     | 440    | C-        | 1999AV  | 121640    | .22      | 94880 |
| 3 Shed     | *PP      | 10X12     | 120    | C         | 1965AV  | 10560     | .65      | 3700  |
|            |          |           |        |           | OLD/    | 0         |          | 0     |
| front lot  | acres/   | effective | depth  | depth     | actual  | effective | extended | true  |
|            | frontage | frontage  | factor | factor    | rate    | rate      | value    | value |
|            |          | 50.00     | 130    | 93        | 120     | 112       | 5600     | 5600  |