PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-140014.0000 RES
B41 2026

sale

2023 PERKINS DAVID & ROBIN	2003-02-26	
2024 PERKINS DAVID & ROBIN	2003-02-26	
2025 PERKINS DAVID & ROBIN	2003-02-26	
2026 PERKINS DAVID & ROBIN J	2003-02-26	POWERS S PT 45
228 S LEIGHTON 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%	4310	4310	4310	4310		4310	4940	4950
Bldg100%	89090	89090	89090	89090		89090	122600	122600
Totl100%	93400t	93400t	93400t	93400t		93400t	127540t	127550t
Cauv100%								
Tax Value:								
Land 35%	1510	1510	1510	1510		1510	1730	1730
Bldg 35%	31180	31180	31180	31180		31180	42910	42910
Totl 35%	32690t	32690t	32690t	32690t		32690t	44640t	44640t
Hmstd35%								
Owner Oc	28.92	28.90	28.82	28.82	28.82			
Hmstd RB								
Net Tax	1315.18	1393.04	1383.72	1383.72	1383.72			
Sp-Asmnt	21.73	34.47	34.47	34.47				

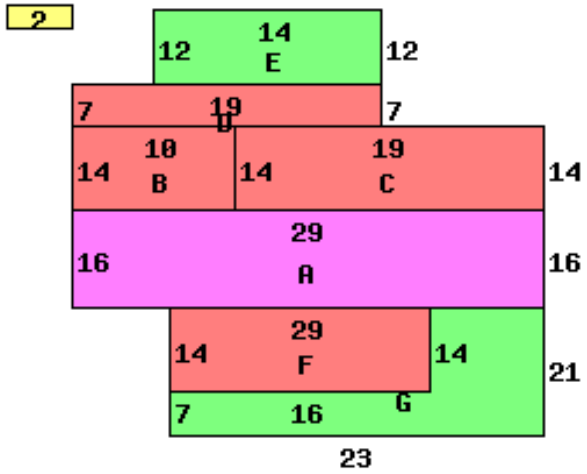
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		464		a	*MAIN
1 B	F	A		140		b	ADDTN
1 B	F	A		266		c	ADDTN
1	F	A		133		d	ADDTN
	DK	P		168	2520	e	PORCH
2	F/C	A		224		f	ADDTN
	OFP	P		259	7770	g	PORCH

BASEMENT 1/4 CONCRETE FL.3/4 DIRT FL.

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
92	1	2003-02-26	PERKINS DAVID & ROBIN J	1QC	*	0	2060	59630
61	1	1999-02-08	PERKINS ROBIN J	1WD		54500	2140	34430
742	1	1988-09-06		1WD		33800	0	27510
591	0	1988-07-29			*	0	0	27510

Year	Land	Bldg	Total	Net Tax
2022	1050	26330	27380	1252.46
2021	1050	26330	27380	1257.10

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



228 S LEIGHTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1227	105060
	Full Upper	FRAME	688	53490
	Basement		870	16250
	Subtotal			174800
Metal	Roof	GABLE		

B 1 2 U A

Panelled Wall	X	X	
Unfinished Wall	X		
Fiberboard Wall		X	X
Floor/Hardwood		X	X
Floor/Carpet		X	X
Number of Rooms	2	3	3
Bedrooms			3
Central Heat			A
FORCED AIR			
Central A/C			A
Plumbing			
Standard	1		
Extra 3 Fixture	1		

Air Conditioning		3520
Plumbing		2100
Extra Features		10290
Total Value		190710
PUB SIDEWALK		
Neighborhood:		
Code:		3670
Dwl/Gar/NC%		1.5000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1915		C-	OLD/AV	171640	.55		115860
2	Garage		24X26	624		C	1989FR	14980	.70		6740

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		33.00	182	109	138	150	4950	4950

Call Back: Sign: PSN Date: 2014-12-08 Lister:

36-140014.0000-v082020R