

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-140045.0000
B15

RES
2025

sale

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

| | |
|----------------------------|-----------------------------------|
| 2022 LIGHTNER MARY TERESSA | 2003-06-27 |
| 2023 LIGHTNER MARY TERESSA | 2003-06-27 |
| 2024 LIGHTNER MARY TERESSA | 2003-06-27 |
| 2025 LIGHTNER MARY TERESSA | 2003-06-27 |
| 431 W WALNUT ST | 2003-06-27 LEIGHTONS 2ND 20 FT 18 |
| | 5WD |
| | \$0 |

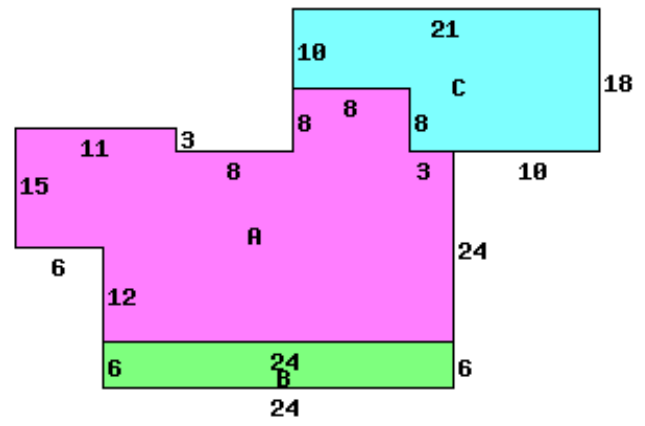
| | | | | | |
|------------|--------|--------|--------|--------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 4510 | 6510 | 6510 | 6510 | 6500 |
| Bldg100% | 18510 | 27490 | 27490 | 27490 | 27490 |
| Totl100% | 23030t | 34000t | 34000t | 34000t | 33990t |
| Cauvl00% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 1580 | 2280 | 2280 | 2280 | 2280 |
| Bldg 35% | 6480 | 9620 | 9620 | 9620 | 9620 |
| Totl 35% | 8060t | 11900t | 11900t | 11900t | 11900t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 376.50 | 489.30 | 517.62 | 514.22 | |
| Sp-Asmnt | 20.52 | 20.52 | 27.82 | 27.82 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 1 B | F | M | | 745 | | | |
| | STP | P | | 144 | 580 | b | PORCH |
| 04 | F | O | | 314 | 3770 | c | OTHER |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|-----------------------|---------------|--------|---------|---------|
| 304 | 5 | 2003-06-27 | LIGHTNER MARY TERESSA | 5WD * | 0 | 3060 | 23690 |
| 790 | 1 | 1989-09-20 | | 1WD | 8000 | 0 | 10910 |
| 730 | 1 | 1989-08-31 | | 1UN * | 0 | 0 | 10910 |
| 331 | 0 | 1986-05-14 | | | 5000 | 0 | 10230 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|------|-------|---------|
| 2021 | 1580 | 6480 | 8060 | 377.88 |
| 2020 | 1580 | 6480 | 8060 | 328.24 |

| project | ben acres | / % | factor |
|-------------------------------|-----------|-----|--------|
| 902 MAIN DISTRICT CONSERVANCY | | | |
| 500 HARDIN COUNTY LANDFILL | | | |



431 W WALNUT ST 43326

| | | |
|---------------------------|------------------------|---------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS | |
| Story Height 1 | Sq-Ft | Value |
| Floor Level | | |
| Main | FRAME | 745 93650 |
| Basement | | 745 14080 |
| Subtotal | | 107730 |
| Shingle | Roof | GABLE |
| B 1 2 U A | | |
| Plaster/Drywall | X | Extra Features 4350 |
| Unfinished Wall | X | Total Value 112080 |
| Floor/Hardwood | X | |
| Number of Rooms | 3 | PUB PAVED ST/RD |
| Bedrooms | 2 | |
| Central Heat | A | Neighborhood: |
| FORCED AIR | | Code: 3670 |
| Plumbing | | Dwl/Gar/NC% 1.0900 |
| Standard | 1 | |

| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
|------------|----------|-----------|-------|-----------|---------|-----------|----------|-------|
| 1 DWELLING | 1 B F | FtxFt | Area | Grade | Cond | Value | Dpr | Value |
| | | | 745 | C- | OLD/PR | 100870 | .75 | 27490 |
| front lot | acres/ | effective | depth | depth | actual | effective | extended | true |
| | frontage | frontage | depth | factor | rate | rate | value | value |
| | 58.0000 | 58.00 | 130 | 93 | 120 | 112 | 6500 | 6500 |