PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-140045.0000 RES
B15 2026

sale

2023 LIGHTNER MARY TERESSA	2003-06-27	
2024 LIGHTNER MARY TERESSA	2003-06-27	
2025 LIGHTNER MARY TERESSA	2003-06-27	
2026 LIGHTNER MARY TERESSA	2003-06-27	LEIGHTONS 2ND 20 FT 18
431 W WALNUT ST	5WD	
	$0	
KENTON OH 43326		

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

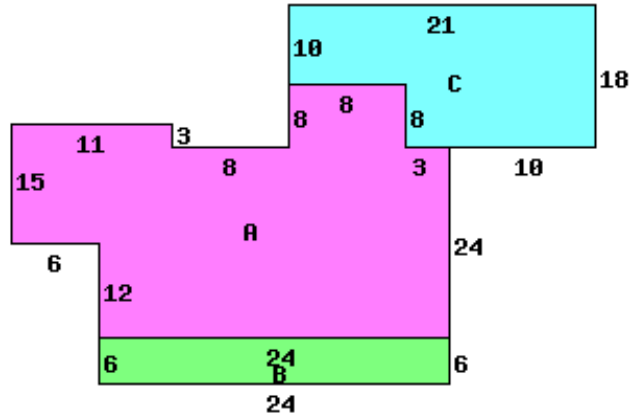
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6510	6510	6510	6510		6510	7430	7420
Bldg100%	27490	27490	27490	27490		27490	37830	37830
Totl100%	34000t	34000t	34000t	34000t		34000t	45260t	45250t
Cauv100%								
Tax Value:								
Land 35%	2280	2280	2280	2280		2280	2600	2600
Bldg 35%	9620	9620	9620	9620		9620	13240	13240
Totl 35%	11900t	11900t	11900t	11900t		11900t	15840t	15840t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	489.30	517.62	514.22	514.22	514.22			
Sp-Asmnt	20.52	27.82	27.82	27.82				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	1580	6480	8060	376.50
2021	1580	6480	8060	377.88

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



431 W WALNUT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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		
		Neighborhood:	
Central Heat	A	Code:	3670
FORCED AIR		Dwl/Gar/NC%	1.5000
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 B F		745		C-	OLD/PR	100870	.75		37830

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	58.0000	58.00	130	93	138	128	7420	7420

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

36-140045.0000-v082020R