

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-210001.0000
H110

RES
2025

sale

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

2022	SHAPE BRANDEN & SHELBY	2012-12-17
2023	SHAPE BRANDEN & SHELBY	2012-12-17
2024	HOLLAND JONATHAN	2023-06-12
2025	BAKER GREGORY S & TAMMY 221 N LEIGHTON ST	2024-03-29 POWERS 13 1SD
KENTON OH 43326		\$155,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6230	8970	8970	8970	8980
Bldg100%	51400	61630	61630	61630	61630
Totl100%	57630t	70600t	70600t	70600t	70610t
Cauv100%					
Tax Value:					
Land 35%	2180	3140	3140	3140	3140
Bldg 35%	17990	21570	21570	21570	21570
Totl 35%	20170t	24710t	24710t	24710t	24710t
Hmstd35%					
Owner Oc	19.56	21.86			
Hmstd RB					
Net Tax	922.66	994.12	1074.82	1067.72	
Sp-Asmnt	20.39	20.39	30.39	30.39	

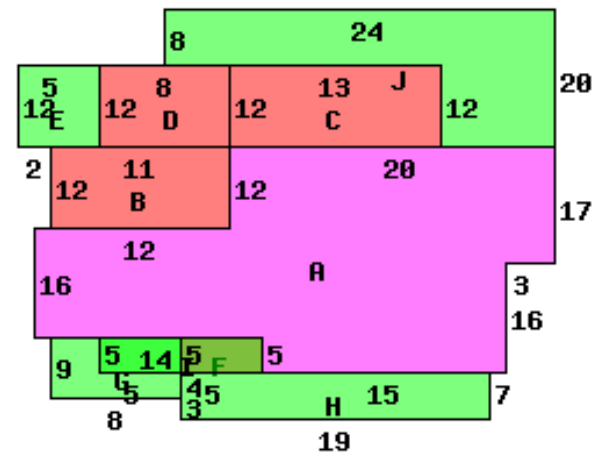
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	BA	F	M	794		b	ADDTN
1	BA	F	A	132		c	ADDTN
1	BA	F	A	156		d	ADDTN
1		F/C	A	96		e	PORCH
1		OFFP	P	60	1800	f	ADDTN
		F/C	A	25		g	PORCH
		OFFP	P	72	2160	h	PORCH
		OFFP	P	133	3990	i	PORCH
		OFFP2	P	50	1500	j	PORCH
		PAT	P	276	830		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
117	1	2024-03-29	BAKER GREGORY S & TAMMY M	1SD	155000	8970	61630
224	1	2023-06-12	HOLLAND JONATHAN	1WD	80000	6230	51400
571	1	2012-12-17	SHAPE BRANDEN & SHELBY	1SD	38000	7140	51890
179	1	2009-06-18	THARP DON	1QC *	0	5860	42140
651	1	2007-11-30	STEVENS DOUGLAS L & CYNT	1WD	30000	5510	79230
404	1	2007-08-06	COLONIAL SAVINGS	1SH	30000	5510	79230
282	1	2001-06-26	COLLINS IVAN E	1AF *	0	4940	61540
947	1	1995-09-29	COLLINS I E & SU H	1WD	58500	5200	45510
436	1	1991-06-07		1UN *	0	0	39510
572	1	1989-07-14		1WD	43000	0	39510

Year	Land	Bldg	Total	Net Tax
2021	2180	17990	20170	926.10
2020	2180	17990	20170	801.66

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025

ben acres / % factor



221 N LEIGHTON ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1203 103000
	Full Upper	FRAME	794 58100
	Qtr Story	FRAME	1082 4320
	Basement		685 12970
	Subtotal		178390
Metal	Roof	GABLE	
Plaster/Drywall	P P	Plumbing	1400
Panelled Wall	X	Extra Features	10280
Unfinished Wall	X X	Total Value	190070
Floor/Pine	X X		
Floor/Concrete	X	PUB SIDEWALK	
Number of Rooms	1 5 3 1	PUB ALLEY	
Bedrooms	3		
Central Heat	A	Neighborhood:	
ELECTRIC		Code:	3670
Plumbing		Dwl/Gar/NC%	1.0900
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 BAF	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
		1997	1997	C	OLD/FR	190070	.65 .15	61630
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	factor	rate	rate	value	value
	66.0000	66.00	198	113	120	136	8980	8980