PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-210001.0000 RES
H110 2026

sale

2023	SHAPE BRANDEN & SHELB	2012-12-17
2024	HOLLAND JONATHAN	2023-06-12
2025	BAKER GREGORY S & TAM	2024-03-29
2026	BAKER GREGORY S & TAMMY	2024-03-29 POWERS 13
	221 N LEIGHTON ST	1SD
		$155,000
	KENTON OH 43326	

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

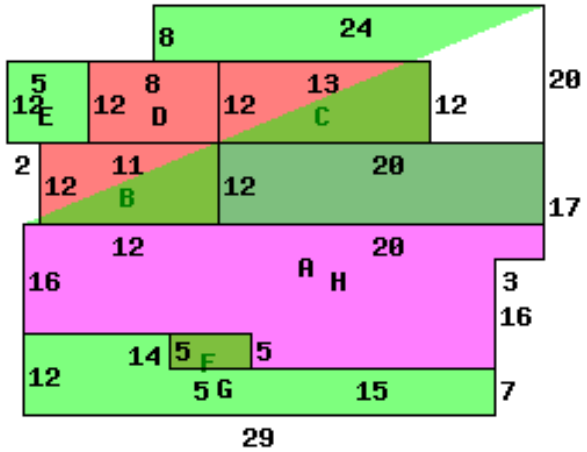
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8970	8970	8970	8970		8970	10310	10300
Bldg100%	61630	61630	61630	61630		61630	85060	85060
Totl100%	70600t	70600t	70600t	70600t		70600t	95370t	95360t
Cauv100%								
Tax Value:								
Land 35%	3140	3140	3140	3140		3140	3610	3600
Bldg 35%	21570	21570	21570	21570		21570	29770	29770
Totl 35%	24710t	24710t	24710t	24710t		24710t	33380t	33380t
Hmstd35%								
Owner Oc	21.86							
Hmstd RB								
Net Tax	994.12	1074.82	1067.72	1067.72	1067.72			
Sp-Asmnt	20.39	30.39	30.39	30.39				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		794		a	*MAIN
1 BA	F	A		132		b	ADDTN
1 BA	F	A		156		c	ADDTN
1	F/C	A		96		d	ADDTN
	OFP	P		60	1800	e	PORCH
1	F/C	A		25		f	ADDTN
	OFP	P		273	8190	g	PORCH
	PAT	P		276	830	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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	STEVERS 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
2022	2180	17990	20170	922.66
2021	2180	17990	20170	926.10

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



221 N LEIGHTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1203	103000
	Full Upper	FRAME	794	58100
	Qtr Story	FRAME	1082	4320
	Basement		685	12970
	Subtotal			178390
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Panelled Wall		X			
Unfinished Wall	X				X
Floor/Pine			X	X	
Floor/Concrete	X				
Number of Rooms		1	5	3	1
Bedrooms				3	
Central Heat				A	
ELECTRIC					
Plumbing					
Standard		1			
Extra 2 Fixture		1			

Plumbing	1400
Extra Features	10820
Total Value	190610
PUB SIDEWALK	
PUB ALLEY	
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 BAF		1997		C	OLD/FR	190610	.65	.15	85060

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	198	113	138	156	10300	10300

Call Back: Sign: PSN Date: 2018-05-25 Lister:

36-210001.0000-v082020R