

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-210008.0000
E97

RES
2025

sale

2022	MANNs	ANDREW	JOSEPH &	2019-10-01
2023	MANNs	ANDREW	JOSEPH &	2019-10-01
2024	MANNs	ANDREW	JOSEPH &	2019-10-01
2025	GRANT	DRAKE &	CHAROLETT	2024-09-26
	125 N	LEIGHTON	ST	1WD
	KENTON	OH	43326	\$125,000

Eff Rate:-	50.59	44.66	47.03	46.74	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4110	5860	5860	5860	5850
Bldg100%	90800	115110	115110	115110	115110
Totl100%	94910t	120970t	120970t	120970t	120960t
Cauv100%					
Tax Value:					
Land 35%	1440	2050	2050	2050	2050
Bldg 35%	31780	40290	40290	40290	40290
Totl 35%	33220t	42340t	42340t	42340t	42340t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	1551.82	1740.88	1841.68	1829.54	
Sp-Asmnt	25.71	25.71	118.50	107.54	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE
2 BA	F	M		810	
1	F/C	A		312	
	PAT	P		280	840
	OPF	P		236	7080

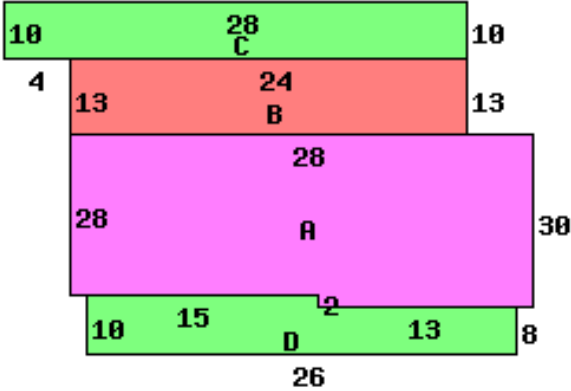
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Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
414	1	2024-09-26	GRANT DRAKE & CHAROLETTE	1WD	125000	5860	115110
438	1	2019-10-01	MANNs ANDREW JOSEPH & ANN	1SD	99900	3910	73690
647	1	1998-11-06	SEXTON SANDRA K & STEPHA	1WD	69000	3570	33110
648	1	1991-08-16		1WD	30000	0	31710
863	0	1986-10-16		*	0	0	38110
859	0	1986-10-16		*	0	0	38110

Year	Land	Bldg	Total	Net Tax
2021	1440	31780	33220	1557.46
2020	1440	31780	33220	1352.80

p r o j e c t	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025		
500 HARDIN COUNTY LANDFILL	XA/2025		
540 DELO SEWER - KENTON CORP	XA/2025		
539 DELO WATER - KENTON CORP	XA/2025		
642 TRASH-KENTON CITY	XA/2025		

2



125 N LEIGHTON ST 43326

Occupancy	1	Single Family	*DWELLING COMPUTATIONS
Story Height	2		Sq-Ft Value
Floor Level			
	Main	FRAME	1122 103550
	Full Upper	FRAME	810 57490
	Qtr Story	FRAME	810 3230
	Basement		810 15150
	Subtotal		179420
	Roof	GABLE	
Metal	B 1 2 U A		
Plaster/Drywall	X X X	810 sq ft	Attic Finish 13050
Panelled Wall	X X		Air Conditioning 4930
Unfinished Wall	X		Plumbing 2100
Floor/Pine	X X X		Extra Features 7920
Floor/Carpet	X X X		Total Value 207420
Floor/Tile-Lino	X		
Number of Rooms	4 5 3 1		PUB SIDEWALK
Bedrooms	1 3		
Central Heat	A		Neighborhood:
FORCED AIR			Code: 3670
Central A/C	A		Dwl/Gar/NC% 1.0900
Plumbing			
Standard	1		
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 BAF	FtxFt	2742	Rate		Cond	Value	Dpr	Dpr	Value
2 Garage		24X30	720		C	OLD/GD	207420	.40	.20	108520
						1970AV	17280	.65		6590
front lot	acres/	effective	depth	actual	effective	extended	true			
	frontage	frontage	depth	factor	rate	value	value			
		44.00	188	111	120	5850	5850			

Call Back:

Sign: PSN Date: 2015-04-09 Lister:

36-210008.0000-v082020R