

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-210008.0000  
E97

RES  
2025

sale

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

2022	MANN'S ANDREW JOSEPH &	2019-10-01
2023	MANN'S ANDREW JOSEPH &	2019-10-01
2024	MANN'S ANDREW JOSEPH &	2019-10-01
2025	GRANT DRAKE & CHAROLETT	2024-09-26
	125 N LEIGHTON ST	LWD
	KENTON OH 43326	\$125,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	4110	5860	5860	5860	5850
Land100%	90800	115110	115110	115110	115110
Bldg100%	94910t	120970t	120970t	120970t	120960t
Totl100%					
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 Oc					
Hmstd RB					
Net Tax	1551.82	1740.88	1841.68	1829.54	
Sp-Asmnt	25.71	25.71	118.50	107.54	

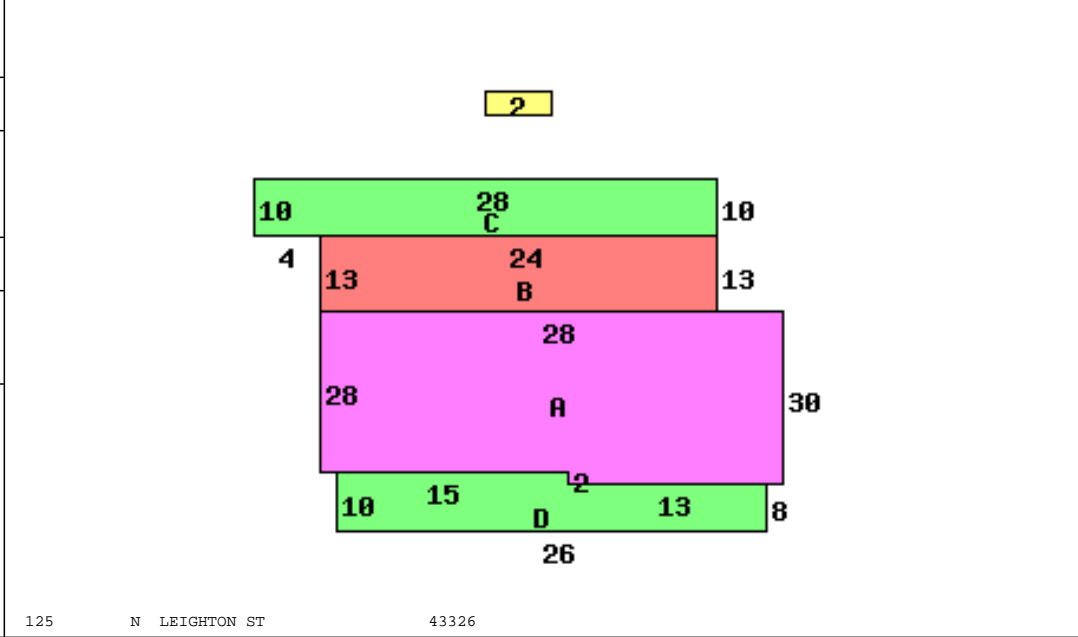
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	BA	F	M	810			
1		F/C	A	312			ADDTN
		PAT	P	280	840		PORCH
		OFF	P	236	7080		PORCH

#: 52, 9 L/W  
362100090000  
362100520000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
414	1	2024-09-26	GRANT DRAKE & CHAROLETT	LWD	125000	5860	115110
438	1	2019-10-01	MANN'S ANDREW JOSEPH & ANN	LS	99900	3910	73690
647	1	1998-11-06	SEXTON SANDRA K & STEPHA	LWD	69000	3570	33110
648	1	1991-08-16		LWD	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



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
Metal	Roof	GABLE	
	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	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 BAF	PtxFt	Area	Grade	Cond	Value	Dpr	Dpr
2 Garage		24X30	720	C	OLD/GD	207420	.40	.20
				C	1970AV	17280	.65	
		acres/	effective	depth	actual	effective	extended	true
front lot		frontage	frontage	depth	rate	rate	value	value
			44.00	188	111	120	5850	5850