PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-210008.0000 RES
E97 2026

sale

2023	MANNS ANDREW JOSEPH &	2019-10-01
2024	MANNS ANDREW JOSEPH &	2019-10-01
2025	GRANT DRAKE & CHAROLE	2024-09-26
2026	GRANT DRAKE & CHAROLETT	2024-09-26 POWERS PT 7-8
	125 N LEIGHTON ST	1WD
		$125,000
	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%	5860	5860	5860	5860		5860	6740	6730
Bldg100%	115110	115110	115110	115110		115110	158400	158410
Totl100%	120970t	120970t	120970t	120970t		120970t	165140t	165140t
Cauv100%								
Tax Value:								
Land 35%	2050	2050	2050	2050		2050	2360	2360
Bldg 35%	40290	40290	40290	40290		40290	55440	55440
Totl 35%	42340t	42340t	42340t	42340t		42340t	57800t	57800t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1740.88	1841.68	1829.54	1829.54	1829.54			
Sp-Asmnt	25.71	118.50	107.54	107.54				

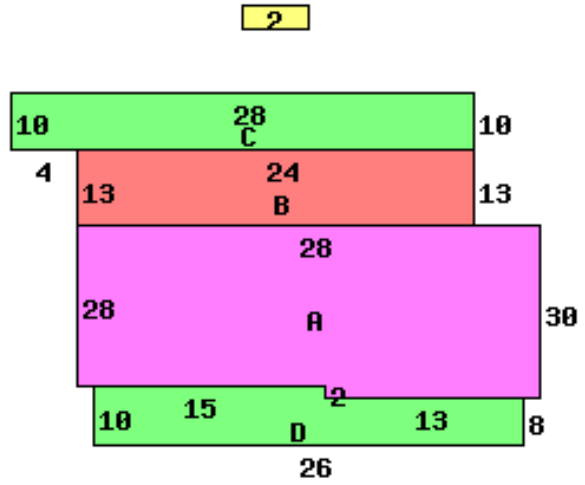
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		810		a	*MAIN
1	F/C	A		312		b	ADDTN
	PAT	P		280	840	c	PORCH
	OFP	P		236	7080	d	PORCH

#: 52, 9 L/W
362100090000
362100520000

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	99000	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
2022	1440	31780	33220	1551.82
2021	1440	31780	33220	1557.46

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
540 DELQ SEWER - KENTON CORP	XA/2025			
539 DELQ WATER - KENTON CORP	XA/2025			
642 TRASH-KENTON CITY	XA/2025			



125 N LEIGHTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

		Sq-Ft	Value
Story Height 2			
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					
							Neighborhood:	
Central Heat		A					Code:	3670
FORCED AIR							Dwl/Gar/NC%	1.5000
Central A/C		A						
Plumbing								
Standard	1							
Extra 3 Fixture	1							

	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		2742		C	OLD/GD	207420	.40	.20	149340
2	Garage		24X30	720		C	1970AV	17280	.65		9070

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		44.00	188	111	138	153	6730	6730

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