PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-240025.0000 RES
H60 2026

sale

2023 FRESHCORN JULIE L & J	2002-01-28	
2024 FRESHCORN JULIE L & J	2002-01-28	
2025 FRESHCORN JULIE L & J	2002-01-28	
2026 FRESHCORN JULIE L & JAR	2002-01-28	CALLAMS 1ST S PT 1
316 N LEIGHTON ST	1WD	
KENTON OH 43326	$62,500	

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

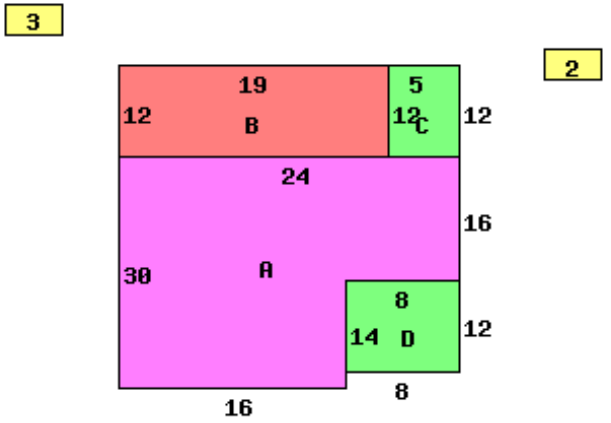
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4740	4740	4740	4740		4740	5460	5460
Bldg100%	96630	96630	96630	96630		96630	132970	132960
Totl100%	101370t	101370t	101370t	101370t		101370t	138430t	138420t
Cauv100%								
Tax Value:								
Land 35%	1660	1660	1660	1660		1660	1910	1910
Bldg 35%	33820	33820	33820	33820		33820	46540	46540
Totl 35%	35480t	35480t	35480t	35480t		35480t	48450t	48450t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1458.82	1543.30	1533.12	1533.12	1533.12			
Sp-Asmnt	21.50	33.16	33.16	33.16				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1TB	F	M		608		a	*MAIN
1	F/C	A		228		b	ADDTN
	EFP	P		60	2400	c	PORCH
	OFP	P		96	2880	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
42	1	2002-01-28	FRESHCORN JULIE L & JARE	1WD	62500	2630	43860
554	1	2001-10-30	REP LLC	1WD	35000	2630	43860

Year	Land	Bldg	Total	Net Tax
2022	1160	28510	29670	1385.98
2021	1160	28510	29670	1391.04

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



316 N LEIGHTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	836	99050
	Part Upper	FRAME	608	36170
	Basement		608	11530
	Subtotal			146750
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Hardwood			X		
Floor/Pine		X			
Floor/Carpet		X			
Number of Rooms	1	4	2		
Bedrooms			2		
Fireplace					
Openings	1				
Stacks	1				
Central Heat				A	
HOT WATER					
Plumbing					
Standard	1				
Extra 2 Fixture	1				

Fireplaces		2000
Plumbing		1400
Extra Features		5280
Total Value		155430
PUB SIDEWALK		
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	1TB F		1444		C-	OLD/GD	139890	.40		125900
2	Garage		20X28	560		C	1948A	13440	.65		7060
3	Shed	*PP	8X8	64			2022AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	42.0000	42.00	132	94	138	130	5460	5460

Call Back: Sign: PSN Date: 2015-02-04 Lister: