PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-240031.0000 RES
H55 2026

## sale

| | | |
|---|---|---|
| 2023 BROWN GREGORY L & CAT | | 1989-12-18 |
| 2024 BROWN GREGORY L & CAT | | 1989-12-18 |
| 2025 BROWN GREGORY L & CAT | | 1989-12-18 |
| 2026 BROWN GREGORY L & CATHE | | 1989-12-18 CALLAMS 1ST 5 |
| 342 N LEIGHTON ST | | 1WD |
| | | $30,000 |
| KENTON OH 43326 | | |

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

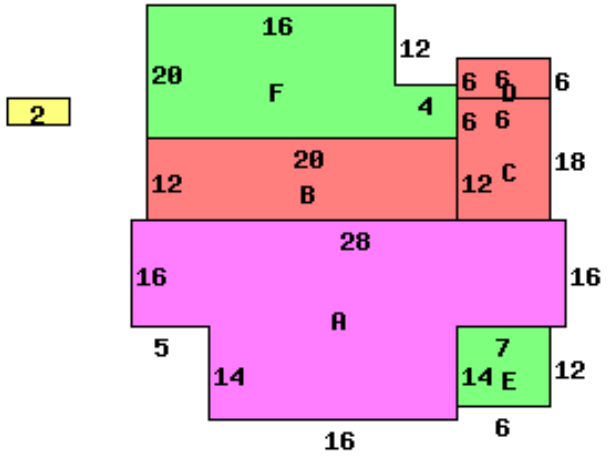
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 5660 | 5660 | 5660 | 5660 | | 5660 | 6510 | 6500 |
| Bldg100% | 106260 | 106260 | 106260 | 106260 | | 106260 | 146230 | 146220 |
| Totl100% | 111910t | 111910t | 111910t | 111910t | | 111910t | 152740t | 152720t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 1980 | 1980 | 1980 | 1980 | | 1980 | 2280 | 2280 |
| Bldg 35% | 37190 | 37190 | 37190 | 37190 | | 37190 | 51180 | 51180 |
| Totl 35% | 39170t | 39170t | 39170t | 39170t | | 39170t | 53460t | 53450t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 34.66 | 34.62 | 34.54 | 34.54 | 34.54 | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1575.88 | 1669.16 | 1658.02 | 1658.02 | 1658.02 | | | |
| Sp-Asmnt | 21.38 | 34.11 | 34.11 | 34.11 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 672 | | a | *MAIN |
| 1 B | F | A | | 240 | | b | ADDTN |
| 1 | F/C | A | | 108 | | c | ADDTN |
| 1 | F/C | A | | 36 | | d | ADDTN |
| | OFP | P | | 72 | 2160 | e | PORCH |
| | DK | P | | 352 | 5280 | f | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 1074 | 1 | 1989-12-18 | | 1WD | | 30000 | 0 | 30310 |
| 986 | 1 | 1989-11-20 | | 1UN | * | 0 | 0 | 30310 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 1380 | 25490 | 26870 | 1229.14 |
| 2021 | 1380 | 25490 | 26870 | 1233.70 |

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




342 N LEIGHTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| Floor Level | Main | FRAME | 1056 | 101590 |
| | Full Upper | FRAME | 672 | 52250 |
| | Basement | | 448 | 8610 |
| | Subtotal | | | 162450 |
| Metal | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X X | Extra Features | 7440 |
| Unfinished Wall | X | Total Value | 169890 |
| Floor/Pine | X X | | |
| Floor/Tile-Lino | X | PUB SIDEWALK | |
| Number of Rooms | 1 4 3 | | |
| Bedrooms | 3 | Neighborhood: | |
| | | Code: | 3670 |
| Central Heat | A | Dwl/Gar/NC% | 1.5000 |
| FORCED AIR | | | |
| Plumbing | | | |
| Standard | 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 B F | | 1728 | | C- | OLD/GD | 152900 | .40 | | 137610 |
| 2 | Garage | | 23X26 | 598 | | C | 1960GD | 14350 | .60 | | 8610 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 50.0000 | 50.00 | 132 | 94 | 138 | 130 | 6500 | 6500 |

Call Back: Sign: PSN Date: 2015-02-04 Lister: 36-240031.0000-v082020R