

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-240032.0000
H54

RES
2025

sale

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

2022 SHAFER OWEN D	2021-09-02
2023 DAVIS LUKE J	2022-05-19
2024 EMANS DAVID T	2023-09-05
2025 EMANS DAVID T	2023-09-05 CALLAMS 1ST 6
350 N LEIGHTON ST	LWD
KENTON OH 43326	\$125,000

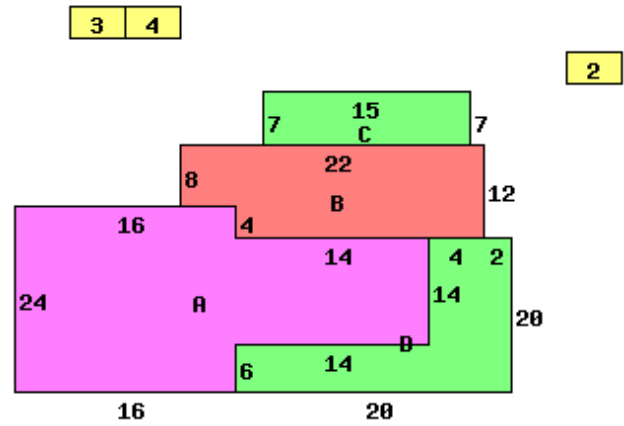
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4890	7000	7000	7010	
Bldg100%	77000	46340	78510	78510	78520
Totl100%	81890t	53340t	85510t	85510t	85530t
Cauv100%					
Tax Value:					
Land 35%	1710	2450	2450	2450	2450
Bldg 35%	26950	16220	27480	27480	27480
Totl 35%	28660t	18670t	29930t	29930t	29940t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1338.80	767.66	1301.86	1293.30	
Sp-Asmnt	82.44	21.48	31.73	31.73	

SHB+ 1T	CONS F/C	TYPE M	FACT	SQ-FT 580	VALUE	a *MAIN
1 B	F/A	P		248		b ADDTN
	OFF	P		105	3150	c PORCH
	OFF	P		204	6120	d PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
364	1	2023-09-05	EMANS DAVID T	LWD	125000	4890	77000
240	1	2022-05-19	DAVIS LUKE J	LWD	114000	4890	77000
469	1	2021-09-02	SHAFER OWEN D	LWD	52250	4890	77000
459	1	2012-11-16	WILSON MICHAEL S	LWD *	0	5570	56110
458	1	2012-11-16	CURTIS KYLE L ETAL	LCT *	0	5570	56110
364	1	2002-07-18	CURTIS ERNEST L	LWD	31500	3890	35310
452	1	2001-08-31	WILSON MICHAEL S	LWD	35000	3890	35310
561	1	1994-06-27	WILSON STEPHEN C	LWD *	19500	0	23030
88	1	1993-02-08	WILSON CHRIS A & LINDA L	LWD	17500	0	22510
609	1	1988-08-03	WILSON CHRIS A & LINDA L	LUN *	0	0	22510

Year	Land	Bldg	Total	Net Tax
2021	1710	26950	28660	1343.70
2020	1710	26950	28660	1167.10

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



350 N LEIGHTON ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1T	Sq-Ft Value
Floor Level	
Main	FRAME 828 98100
Part Upper	FRAME 580 35270
Basement	244 5000
Subtotal	138370
Shingle	Roof GABLE
Plaster/Drywall	X X Extra Features 9270
Unfinished Wall	X Total Value 147640
Floor/Pine	X X
Number of Rooms	1 4 3 PUB SIDEWALK
Bedrooms	3
Central Heat	A Neighborhood: 3670
GRAV AIR	Dwl/Gar/NC% 1.0900
Plumbing	
Standard	1

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1TB F		1408	C	OLD/AV	147640	.55		72420
2 Garage	1 F	24X22	528	C	1996AV	13990	.60		6100 CONCRET FL
3 Shed	*PP	10X12	120		OLD/	0			0
4 Lean-To	*PP	10X12	120		OLD/FR	0			0

front lot	acres/ frontage	effective frontage	depth	actual depth	effective rate	extended value	true value
	62.00	132	94	120	113	7010	7010