PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-240032.0000 RES
H54 2026

sale

2023 DAVIS LUKE J	2022-05-19	
2024 EMANS DAVID T	2023-09-05	
2025 EMANS DAVID T	2023-09-05	
2026 EMANS DAVID T	2023-09-05	CALLAMS 1ST 6
350 N LEIGHTON ST	1WD	
	$125,000	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

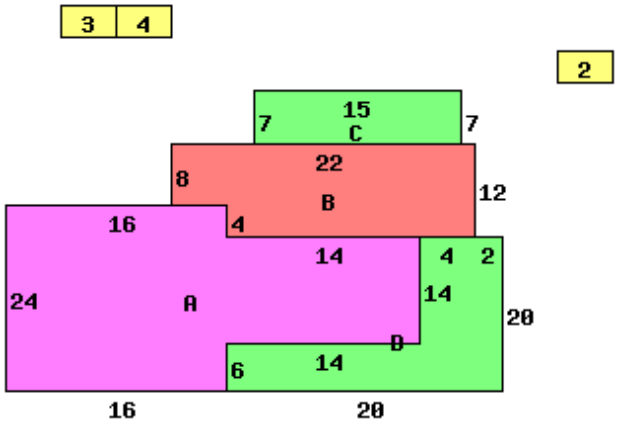
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7000	7000	7000	7000		7000	8060	8060
Bldg100%	46340	78510	78510	78510		78510	108060	108050
Totl100%	53340t	85510t	85510t	85510t		85510t	116110t	116110t
Cauv100%								
Tax Value:								
Land 35%	2450	2450	2450	2450		2450	2820	2820
Bldg 35%	16220	27480	27480	27480		27480	37820	37820
Totl 35%	18670t	29930t	29930t	29930t		29930t	40640t	40640t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	767.66	1301.86	1293.30	1293.30	1293.30			
Sp-Asmnt	21.48	31.73	31.73	31.73				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		580		a	*MAIN
1 B	F	A		248		b	ADDTN
	OFP	P		105	3150	c	PORCH
	OFP	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	1WD		125000	4890	77000
240	1	2022-05-19	DAVIS LUKE J	1WD		114000	4890	77000
469	1	2021-09-02	SHAFER OWEN D	1WD		52250	4890	77000
459	1	2012-11-16	WILSON MICHAEL S	1WD	*	0	5570	56110
458	1	2012-11-16	CURTIS KYLE L ETAL	1CT	*	0	5570	56110
364	1	2002-07-18	CURTIS ERNEST L	1WD		31500	3890	35310
452	1	2001-08-31	WILSON MICHAEL S	1WD		35000	3890	35310
561	1	1994-06-27	WILSON STEPHEN C	1WD	*	19500	0	23030
88	1	1993-02-08	WILSON CHRIS A & LINDA L	1WD	*	17500	0	22510
609	1	1988-08-03		1UN	*	0	0	22510

Year	Land	Bldg	Total	Net Tax
2022	1710	26950	28660	1338.80
2021	1710	26950	28660	1343.70

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

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	828	98100
	Part Upper	FRAME	580	35270
	Basement		244	5000
	Subtotal			138370
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Number of Rooms	1	4	3		
Bedrooms			3		
Central Heat				A	
GRAV AIR					
Plumbing					
Standard	1				

Extra Features	9270
Total Value	147640
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		1408		C	OLD/AV	147640	.55		99660	
2	Garage	1 F	24X22	528		C	1996AV	13990	.60		8390	CONCRET FL
3	Shed	*PP	10X12	120			OLD/	0			0	
4	Lean-To	*PP	10X12	120			OLD/FR	0			0	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		62.00	132	94	138	130	8060	8060

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

36-240032.0000-v082020R