PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-240034.0000 RES
H52 2024

sale

2021 LARSON C J & C L
2022 LARSON C J & C L
2023 LARSON C J & C L
2024 LARSON C J & C L PT SW 1/4 57 X 132 33
362 N LEIGHTON
$0
KENTON OH 43326

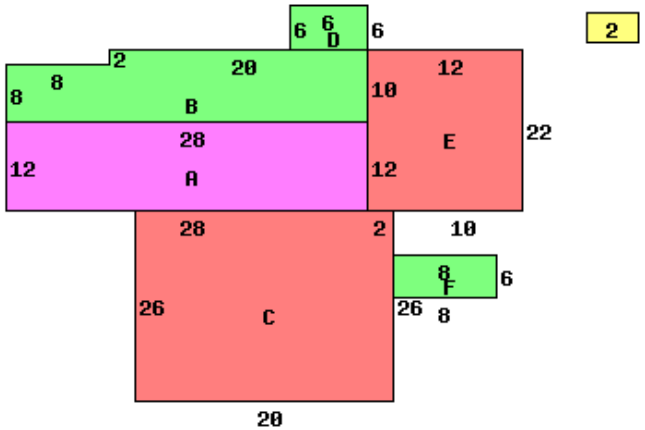
Eff Rate: – 50.76 — 50.59 — 44.66 — 47.03 — a/r

| Tax Year | 2021 | 2022 | 2023 | 2024 | CAMA |
|---|---|---|---|---|---|
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 4490 | 4490 | 6430 | 6430 | 6440 |
| Bldg100% | 78110 | 78110 | 93460 | 93460 | 93460 |
| Totl100% | 82600t | 82600t | 99890t | 99890t | 99900t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 1570 | 1570 | 2250 | 2250 | 2250 |
| Bldg 35% | 27340 | 27340 | 32710 | 32710 | 32710 |
| Totl 35% | 28910t | 28910t | 34960t | 34960t | 34970t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 1355.40 | 1350.48 | 1437.42 | 1520.66 | |
| Sp-Asmnt | 987.74 | 212.48 | 21.48 | **33.03** | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 336 | | a | *MAIN |
| | EFP | P | | 264 | 10560 | b | PORCH |
| 1H | F/C | A | | 520 | | c | ADDTN |
| | DK | P | | 36 | 540 | d | PORCH |
| 1 | F | A | | 264 | | e | ADDTN |
| | DK | P | | 48 | 720 | f | PORCH |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2020 | 1570 | 27340 | 28910 | 1177.28 |
| 2019 | 1500 | 22330 | 23830 | 938.40 |

| p r o j e c t | | ben acres | / % | factor |
|---|---|---|---|---|
| 902 MAIN DISTRICT CONSERVANCY | XA/2024 | | | |
| 500 HARDIN COUNTY LANDFILL | XA/2024 | | | |




362 N LEIGHTON ST 43326

Occupancy 1 Single Family

Story Height 1H
Floor Level

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| | Main | FRAME | 1120 | 103370 |
| | Part Upper | FRAME | 520 | 27160 |
| | Subtotal | | | 130530 |
| Shingle | Roof | GABLE | | |

*DWELLING COMPUTATIONS

B 1 2 U A

| | |
|---|---|
| Panelled Wall | X X |
| Floor/Carpet | X X |
| Floor/Tile-Lino | X |
| Number of Rooms | 4 2 |
| Bedrooms | 1 2 |
| Central Heat | A |
| HOT WATER | |
| Plumbing | |
| Standard | 1 |

| | |
|---|---|
| Extra Features | 11820 |
| Total Value | 142350 |
| PUB ELECTRIC | |
| PUB GAS | |
| PUB WATER | |
| PUB SEWER | |
| PUB SIDEWALK | |
| Neighborhood: | |
| Code: | 3670 |
| Dwl/Gar/NC% | 1.0900 |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1H F/C | | 1640 | | C- | OLD/GD | 128120 | .40 | | 83790 |
| 2 | Garage | F | 22X24 | 528 | | C | 2013AV | 12670 | .30 | | 9670 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 57.0000 | 57.00 | 132 | 94 | 120 | 113 | 6440 | 6440 |

Call Back: Sign: PSN Date: 2015-02-04 Lister: 36-240034.0000-v082020R