

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300056.0000
F49

RES
2025

sale

2022	BAIER EDWARD E								
2023	BAIER EDWARD E								
2024	BAIER EDWARD E								
2025	BAIER EDWARD E								
	537 N LEIGHTON ST								
	KENTON OH 43326								

CARYS W 57

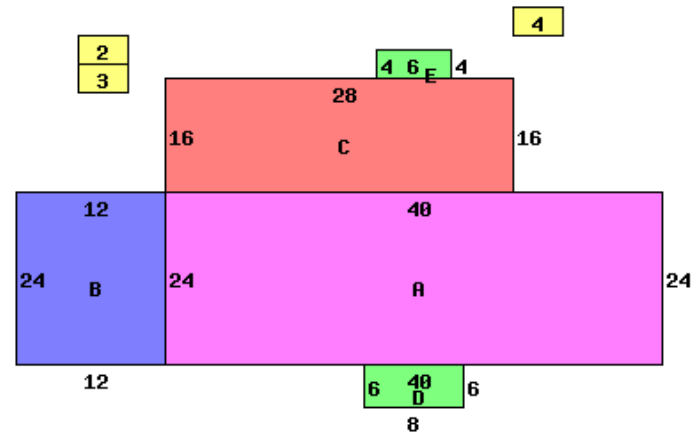
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Eff Rate:-	50.59	44.66	47.03	46.74	a/r				
Tax Year	2022	2023	2024	2025	2025				CAMA
Prop Cls	510	510	510	510	510				510
Acres									
Land100%	5200	7460	7460	7460	7460				7460
Bldg100%	86660	97630	97630	97630	97630				97630
Totl100%	91860t	105090t	105090t	105090t	105090t				105090t
Cauv100%									
Tax Value:									
Land 35%	1820	2610	2610	2610	2610				2610
Bldg 35%	30330	34170	34170	34170	34170				34170
Totl 35%	32150t	36780t	36780t	36780t	36780t				36780t
Hmstd35%	28530	32870	32870	32790	32790				
Owner Oc	27.68	29.08	29.06	28.90	28.90	hmstd	2610 l	30180 b	
Hmstd RB									
Net Tax	1474.16	1483.18	1570.78	1560.38	1560.38				
Sp-Asmnt	21.47	21.47	33.50	33.50					

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
1 B	F	M		960	6910	a	*MAIN		
	F	G		288		b	GRAGE		
1	F/C	A		448		c	ADDTN		
	STP	P		48	190	d	PORCH		
	OPP	P		24	720	e	PORCH		

Year	Land	Bldg	Total	Net Tax
2021	1820	30330	32150	1479.64
2020	1820	30330	32150	1281.34

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



537 N LEIGHTON ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height 1		Sq-Ft	Value
Floor Level	Main	FRAME	1408 111320
	Basement		960 17900
	Subtotal		129220
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	D	Air Conditioning	2460
Unfinished Wall	X	Garages and Carports	6910
Floor/Hardwood	X	Extra Features	910
Floor/Carpet	X	Total Value	139500
Number of Rooms	1 5		
Bedrooms	3	PUB PAVED ST/RD	
		PUB SIDEWALK	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3670
Central A/C	A	Dwl/Gar/NC%	1.0900
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F			Cond	Value	Dpr	Dpr	Value
2 Garage		20X24	480	C	1988A	11520	.65	4400
3 P	PAT	10X22	220	C	1990A	660	.65	230
4 Garage		18X18	324	C	2017AV	7780	.20	6780
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	rate	rate	value	value	
	66.0000	66.00	132	94	113	7460	7460	