PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300056.0000 RES
F49 2026

sale

2023 BAIER EDWARD E
2024 BAIER EDWARD E
2025 BAIER EDWARD E
2026 BAIER EDWARD E CARYS W 57
537 N LEIGHTON ST
$0
KENTON OH 43326

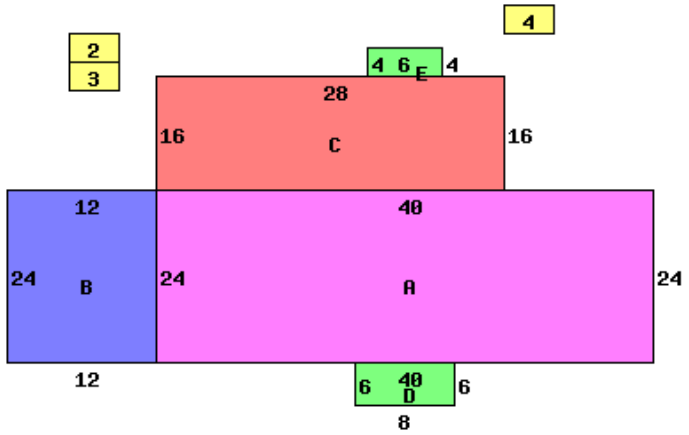
Eff Rate:- 44.66 47.03 46.74 46.74 a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7460	7460	7460	7460		7460	8570	8580
Bldg100%	97630	97630	97630	97630		97630	134260	134260
Totl100%	105090t	105090t	105090t	105090t		105090t	142830t	142840t
Cauv100%								
Tax Value:								
Land 35%	2610	2610	2610	2610		2610	3000	3000
Bldg 35%	34170	34170	34170	34170		34170	46990	46990
Totl 35%	36780t	36780t	36780t	36780t		36780t	49990t	49990t
Hmstd35%	32870	32870	32790	32790		32790	44520	
Owner Oc	29.08	29.06	28.90	28.90	28.90	hmstd 2610 l	30180 b	
Hmstd RB								
Net Tax	1483.18	1570.78	1560.38	1560.38	1560.38			
Sp-Asmnt	21.47	33.50	33.50	33.50				

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

Year	Land	Bldg	Total	Net Tax
2022	1820	30330	32150	1474.16
2021	1820	30330	32150	1479.64

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

			Sq-Ft	Value
Story Height 1				
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		
FORCED AIR		Neighborhood:	
Central A/C	A	Code:	3670
Plumbing		Dwl/Gar/NC%	1.5000
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	1 B F		1408		C-	1962GD	125550	.37		118640
2	Garage		20X24	480		C	1988A	11520	.65		6050
3	P	PAT	10X22	220		C	1990A	660	.65		230
4	Garage		18X18	324		C	2017AV	7780	.20		9340

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	132	94	138	130	8580	8580

Call Back: Sign: PSN Date: 2018-06-05 Lister: 36-300056.0000-v082020R