

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300059.0000
F46

RES
2024

sale

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

2021 THIEL CHRIS	2001-07-27
2022 THIEL CHRIS	2001-07-27
2023 THIEL CHRIS	2001-07-27
2024 THIEL CHRIS	2001-07-27 CARYS W 54
517 N LEIGHTON ST	LWD
KENTON OH 43326	\$77,922

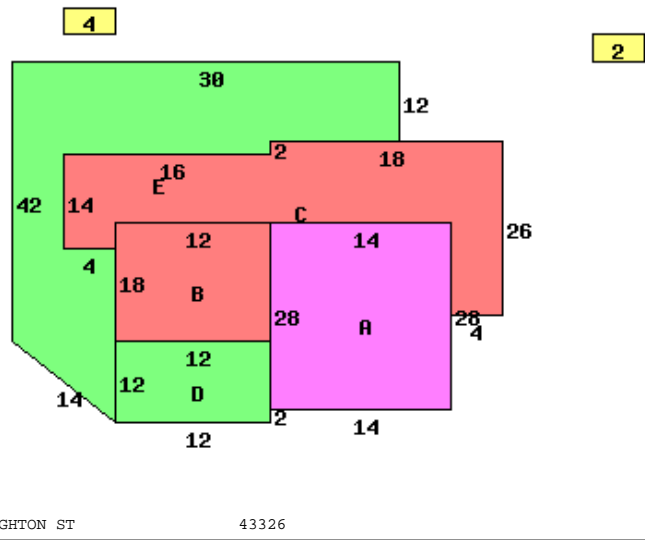
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5200	5200	7460	7460	7460
Bldg100%	75230	75230	106490	106490	106480
Totl100%	80430t	80430t	113940t	113940t	113940t
Cauv100%					
Tax Value:					
Land 35%	1820	1820	2610	2610	2610
Bldg 35%	26330	26330	37270	37270	37270
Totl 35%	28150t	28150t	39880t	39880t	39880t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1319.76	1314.98	1639.72	1734.68	
Sp-Asmnt	21.46	21.46	21.46	34.30	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		392		b	ADDTN
1H	F/C	A		216		c	ADDTN
1	F/C	A		448		d	PORCH
	OFF	P		144	4320	e	PORCH
	DK	P		616	9240		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
374	1	2001-07-27	THIEL CHRIS	LWD	77922	4710	18830
71	1	1998-02-10	RIGDON J DAVID	LWD	11500	4940	16830
423	0	1988-06-09		*	0	0	18710

Year	Land	Bldg	Total	Net Tax
2020	1820	26330	28150	1146.34
2019	1730	21650	23380	920.68

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2024
500 HARDIN COUNTY LANDFILL			XA/2024



517 N LEIGHTON ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	
Main	FRAME 1056 101590
Part Upper	FRAME 608 30140
Basement	196 4130
Subtotal	135860
Shingle	Roof GABLE
Plaster/Drywall	P P Air Conditioning 3110
Unfinished Wall	X Extra Features 13560
Floor/Hardwood	X X Total Value 152530
Floor/Carpet	X
Number of Rooms	1 5 3 PUB PAVED ST/RD
Bedrooms	3 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	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	1664		C	1910GD	152530	.40		99760
2 Garage		25X26	650	C	1910AV	15600	.65		5950
4 P	DK	6X10	60		2020AV	900	.15		770
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
	66.0000	66.00	132	94	120	113	7460	7460	