PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300059.0000 RES
F46 2026

sale

2023 THIEL CHRIS	2001-07-27	
2024 THIEL CHRIS	2001-07-27	
2025 THIEL CHRIS	2001-07-27	
2026 THIEL CHRIS	2001-07-27	CARYS W 54
517 N LEIGHTON ST	1WD	
	$77,922	
KENTON OH 43326		

Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

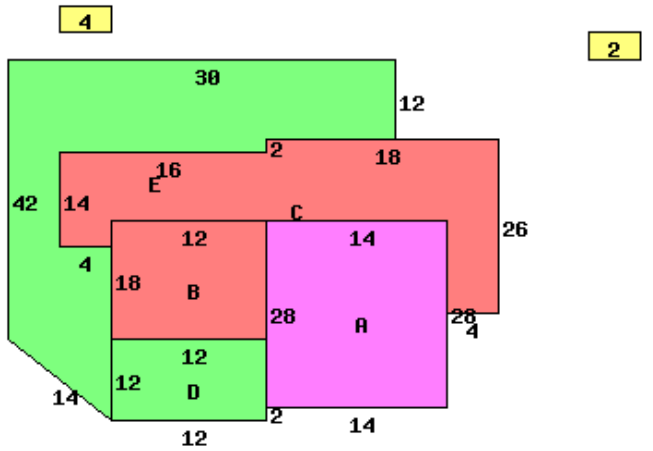
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7460	7460	7460	7460		7460	8570	8580
Bldg100%	106490	106490	106490	106490		106490	146230	146240
Totl100%	113940t	113940t	113940t	113940t		113940t	154800t	154820t
Cauv100%								
Tax Value:								
Land 35%	2610	2610	2610	2610		2610	3000	3000
Bldg 35%	37270	37270	37270	37270		37270	51180	51180
Totl 35%	39880t	39880t	39880t	39880t		39880t	54180t	54190t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1639.72	1734.68	1723.24	1723.24	1723.24			
Sp-Asmnt	21.46	34.30	34.30	34.30				

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

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

Year	Land	Bldg	Total	Net Tax
2022	1820	26330	28150	1314.98
2021	1820	26330	28150	1319.76

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



517 N LEIGHTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1056	101590
	Part Upper	FRAME	608	30140
	Basement		196	4130
	Subtotal			135860
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.5000
Plumbing			
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	1HB F		1664		C	1910GD	152530	.40		137280
2	Garage		25X26	650		C	1910AV	15600	.65		8190
4	P	DK	6X10	60			2020AV	900	.15		770

	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: 2015-12-03 Lister:

36-300059.0000-v082020R