

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300060.0000
F45

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 GASKINS NICHOLAS LEE	2016-12-05
2023 GASKINS NICHOLAS LEE	2016-12-05
2024 GASKINS NICHOLAS LEE	2016-12-05
2025 GASKINS NICHOLAS LEE & 511 N LEIGHTON ST	2016-12-05 CARYS W 53 LSD
KENTON OH 43326	\$46,938

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	5200	7460	7460	7460	7460
Land100%	55140	73370	73370	73370	73370
Bldg100%	60340t	80830t	80830t	80830t	80830t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	1820	2610	2610	2610	2610
Bldg 35%	19300	25680	25680	25680	25680
Totl 35%	21120t	28290t	28290t	28290t	28290t
Hmstd35%	20640	27750	27750	27750	
Owner Oc	20.02	24.56	24.54	24.46	hmstd 2610 l 25140 b
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	566.34	769.66	788.42	768.30	
Sp-Asmnt	21.06	21.06	31.30	31.30	

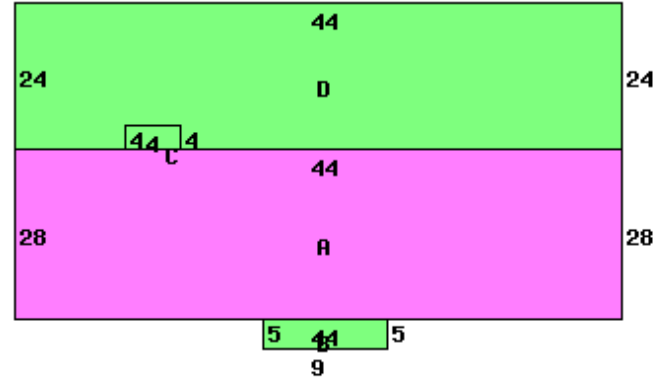
SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 1232	VALUE	a *MAIN
	STP P			45 180		b PORCH
	STP P			16 60		c PORCH
	PAT P			1040 3120		d PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
541	1	2016-12-05	GASKINS NICHOLAS LEE & AN	LSD	46938	5940	39660
567	1	2014-11-25	CWB RENTAL PROPERTIES LLC	LQC *	0	5940	39660
435	1	2010-09-17	GASKINS ANITA M	LWD	50000	5510	41910
477	1	2008-09-19	BROOKS WESLEY C & CHRIST	LSD *	45000	5170	55690
278	1	2004-06-28	MCCLAREN JEFFREY D	LQC *	0	4690	54400
1062	1	1989-12-15		LWD	41572	0	30310

Year	Land	Bldg	Total	Net Tax
2021	1820	19300	21120	568.42
2020	1820	19300	21120	492.12

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

3 2



511 N LEIGHTON ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1232 105480
	Basement		616 11690
	Subtotal		117170
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	P	Extra Features	3360
Unfinished Wall	X	Total Value	120530
Floor/Pine	X		
Floor/Tile-Lino	X	PUB PAVED ST/RD	
Number of Rooms	1 6	PUB SIDEWALK	
Bedrooms	2		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3670
Plumbing		Dwl/Gar/NC%	1.0900
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	1 B F	1232	Rate	Grade	Cond	Value	Dpr	Dpr	Value
2 Garage		22X24	528	C	1950AV	12670	.65		4830
3 Lean-To		10X24	240	C	2017AV	1920	.20		1540
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	