PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300060.0000 RES
F45 2026

sale

2023 GASKINS NICHOLAS LEE	2016-12-05	
2024 GASKINS NICHOLAS LEE	2016-12-05	
2025 GASKINS NICHOLAS LEE	2016-12-05	
2026 GASKINS NICHOLAS LEE &	2016-12-05	CARYS W 53
511 N LEIGHTON ST	1SD	
	$46,938	
KENTON OH 43326		

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

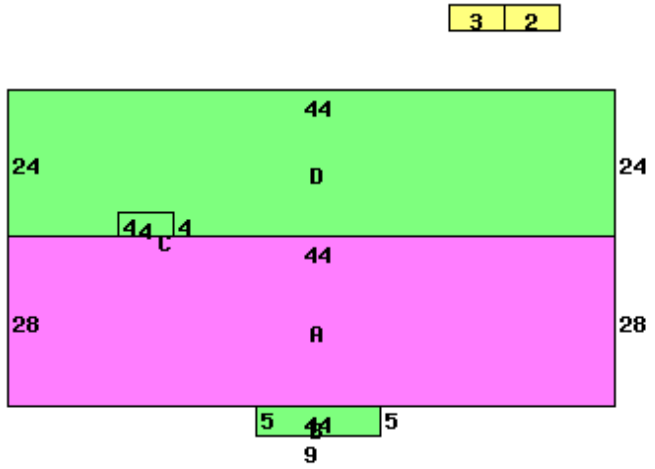
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7460	7460	7460	7460		7460	8570	8580
Bldg100%	73370	73370	73370	73370		73370	100400	100400
Totl100%	80830t	80830t	80830t	80830t		80830t	108970t	108980t
Cauv100%								
Tax Value:								
Land 35%	2610	2610	2610	2610		2610	3000	3000
Bldg 35%	25680	25680	25680	25680		25680	35140	35140
Totl 35%	28290t	28290t	28290t	28290t		28290t	38140t	38140t
Hmstd35%	27750	27750	27750	27750		27750	37600	
Owner Oc	24.56	24.54	24.46	24.46	24.46	hmstd 2610 l	25140 b	
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	769.66	788.42	768.30	768.30	768.30			
Sp-Asmnt	21.06	31.30	31.30	31.30				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1232		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:bldg
541	1	2016-12-05	GASKINS NICHOLAS LEE & AN	1SD		46938	5940	39660
567	1	2014-11-25	CWB RENTAL PROPERTIES LLC	1QC	*	0	5940	39660
435	1	2010-09-17	GASKINS ANITA M	1WD		50000	5510	41910
477	1	2008-09-19	BROOKS WESLEY C & CHRIST	1SD	*	45000	5170	55690
278	1	2004-06-28	MCCLAREN JEFFREY D	1QC	*	0	4690	54400
1062	1	1989-12-15		1WD		41572	0	30310

Year	Land	Bldg	Total	Net Tax
2022	1820	19300	21120	566.34
2021	1820	19300	21120	568.42

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



511 N LEIGHTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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		
		Neighborhood:	
Central Heat	A	Code:	3670
FORCED AIR		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	1 B F		1232		D+	1950GD	102450	.40		92210
2	Garage		22X24	528		C	1950AV	12670	.65		6650
3	Lean-To		10X24	240		C	2017AV	1920	.20		1540

	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:

36-300060.0000-v082020R