PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-310017.0000 RES
F29 2026

sale

2023	HOLCOMB FRANKLIN & SH	2016-12-15
2024	HOLCOMB FRANKLIN & SH	2016-12-15
2025	HOLCOMB FRANKLIN & SH	2016-12-15
2026	HOLCOMB FRANKLIN & SHEI	2016-12-15 C-C 16
	426 N LEIGHTON ST	1FD
		$47,900
	KENTON OH 43326	

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

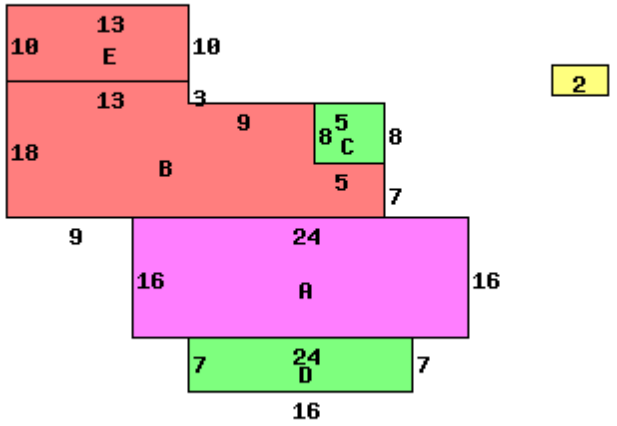
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7460	7460	7460	7460		7460	8570	8580
Bldg100%	60090	60090	60090	60090		60090	82690	82690
Totl100%	67540t	67540t	67540t	67540t		67540t	91260t	91270t
Cauv100%								
Tax Value:								
Land 35%	2610	2610	2610	2610		2610	3000	3000
Bldg 35%	21030	21030	21030	21030		21030	28940	28940
Totl 35%	23640t	23640t	23640t	23640t		23640t	31940t	31940t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	972.00	1028.28	1021.50	1021.50	1021.50			
Sp-Asmnt	21.03	30.10	30.10	30.10				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		384		a	*MAIN
1	F/C	A		404		b	ADDTN
	OFP	P		40	1200	c	PORCH
	OFP	P		112	3360	d	PORCH
1	F/C	A		130		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
564	1	2016-12-15	HOLCOMB FRANKLIN & SHIELA	1FD	*	47900	5940	33770
46	1	2016-02-22	KAHLEY RUTH E	1WD		56000	5940	33770
12	1	2014-01-10	KAPANKA ALTSHA	1WD	*	0	5940	36600
591	1	2013-12-10	FEDERAL HOME LOAN MORTGAG			20000	5940	36600
136	1	2007-03-29	GAMMON JESSICA	1WD		71200	5170	27660
413	1	2005-06-28	WEAVER PHILLIP L	1WD		22000	4690	26030

Year	Land	Bldg	Total	Net Tax
2022	1820	18090	19910	930.06
2021	1820	18090	19910	933.46

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



426 N LEIGHTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	918	100540
	Qtr Story	FRAME	384	1740
	Basement		384	7420
	Subtotal			109700
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P	384 sq ft	
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Number of Rooms		1	6	2	
Bedrooms		2	2		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard		1			
Extra 2 Fixture		1			

Attic Finish	6850								
Plumbing	1400								
Extra Features	4560								
Total Value	122510								
PUB PAVED ST/RD									
PUB SIDEWALK									
Neighborhood:									
Code:	3670								
Dwl/Gar/NC%	1.5000								

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 BAF		1302		C	OLD/AV	122510	.55		82690
2	Shed	*PP	8X8	64			2007AV	0			0

	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:

36-310017.0000-v082020R