PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-310019.0000 RES
F27 2026

sale

2023 TAYLOR PATRICK ANTHON	2009-08-04	
2024 TAYLOR PATRICK ANTHON	2009-08-04	
2025 TAYLOR PATRICK ANTHON	2009-08-04	
2026 TAYLOR PATRICK ANTHONY	2009-08-04	C-C 18
440 N LEIGHTON ST	1WD	
	$48,000	
KENTON OH 43326		

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

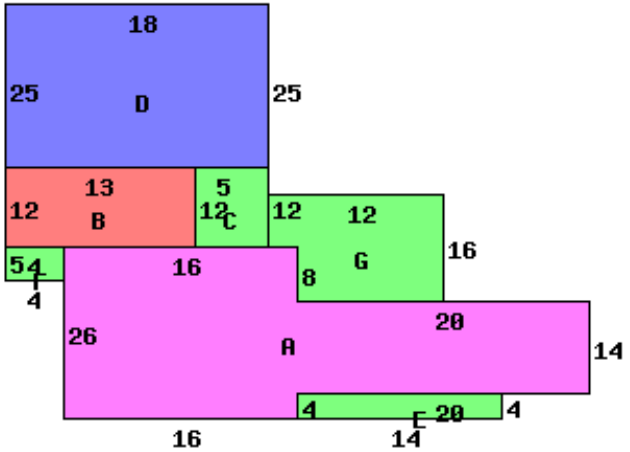
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7460	7460	7460	7460		7460	8570	8580
Bldg100%	78970	78970	78970	78970		78970	108690	108680
Totl100%	86430t	86430t	86430t	86430t		86430t	117260t	117260t
Cauv100%								
Tax Value:								
Land 35%	2610	2610	2610	2610		2610	3000	3000
Bldg 35%	27640	27640	27640	27640		27640	38040	38040
Totl 35%	30250t	30250t	30250t	30250t		30250t	41040t	41040t
Hmstd35%								
Owner Oc			26.66	26.66	26.66			
Hmstd RB								
Net Tax	1243.78	1315.78	1280.46	1280.46	1280.46			
Sp-Asmnt	21.17	31.81	31.81	31.81				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		696		a	*MAIN
1	F/C	A		156		b	ADDTN
	EFP	P		60	2400	c	PORCH
	F	G		450	10800	d	GRAGE
	OFP	P		56	1680	e	PORCH
	OFP	P		20	600	f	PORCH
	PAT	P		176	530	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
320	1	2009-08-04	TAYLOR PATRICK ANTHONY	1WD	48000	5510	49400
445	1	2004-07-23	KING SHERI L & DANIEL E	1WD	28100	4690	41860
498	0	1986-07-01		*	0	0	24800

Year	Land	Bldg	Total	Net Tax
2022	1820	20760	22580	1054.80
2021	1820	20760	22580	1058.62

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



440 N LEIGHTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	852	97110
	Part Upper	FRAME	696	33310
	Basement		696	13180
	Subtotal			143600
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Unfinished Wall	X				
Floor/Carpet		X	X		
Floor/Tile-Lino		L	L		
Number of Rooms		1	3	3	
Bedrooms			3		
Central Heat				A	
FORCED AIR					
Plumbing					
Standard		1			
Extra 2 Fixture		1			

Plumbing	1400
Garages and Carports	10800
Extra Features	5210
Total Value	161010
PUB PAVED ST/RD	
PUB SIDEWALK	
Topo: HIGH	
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	1HB F		1548		C	OLD/AV	161010	.55		108680

	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:

36-310019.0000-v082020R