PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-310020.0000 RES
F40 2025

sale

2022 HUFFMAN ANDREW	2021-11-12	
2023 HUFFMAN ANDREW	2021-11-12	
2024 HUFFMAN ANDREW	2021-11-12	
2025 HUFFMAN ANDREW	2021-11-12 C-C 19	
439 N LEIGHTON ST	1FD	
	$51,000	
KENTON OH 43326		

2026 HOPSON SARAH S	2025-02-25	
439 N LEIGHTON ST	1WD	
KENTON OH 43326		

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

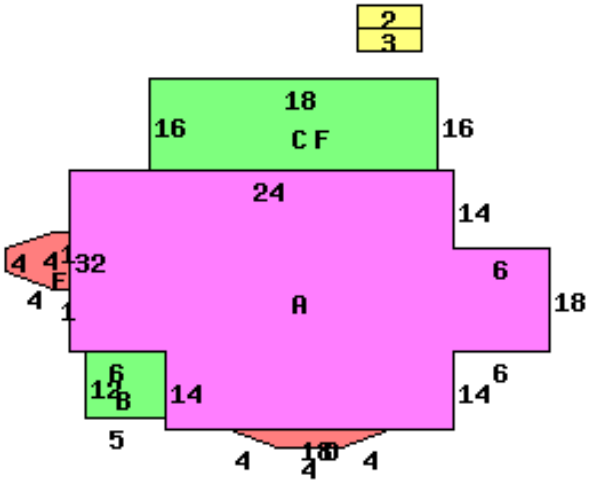
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5200	7460	7460	7460	7460
Bldg100%	51170	62830	62830	62830	62840
Totl100%	56370t	70290t	70290t	70290t	70300t
Cauv100%					
Tax Value:					
Land 35%	1820	2610	2610	2610	2610
Bldg 35%	17910	21990	21990	21990	21990
Totl 35%	19730t	24600t	24600t	24600t	24610t
Hmstd35%					
Owner Oc	19.14	21.76	21.74	21.68	
Hmstd RB					
Net Tax	902.50	989.70	1048.28	1041.30	
Sp-Asmnt	21.02	21.02	30.35	30.35	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1128		a	*MAIN
	OFP	P		60	1800	b	PORCH
	CAN	P		288	2300	c	PORCH
1	F/C	A		21		d	ADDTN
1 B	F	A		31		e	ADDTN
	DK	P		288	4320	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
75	1	2025-02-25	HOPSON SARAH S	1WD		124000	7460	62830
614	1	2021-11-12	HUFFMAN ANDREW	1FD	*	51000	5200	51170
422	1	2021-09-27	CASE JILL L TRUSTEE	1AF	*	0	5200	51170
16	1	2018-01-17	CANNODE CLARENCE	1WD	*	0	4940	41830
508	1	2017-11-17	FEDERAL NATIONAL MORTGAGE	1SH	*	0	5940	36830
30	1	2005-02-07	GAULT JANET	1CT	*	0	4690	35510
782	1	1990-09-28		1UN	*	12000	0	21200

Year	Land	Bldg	Total	Net Tax
2021	1820	17910	19730	925.00
2020	1820	17910	19730	803.46

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



439 N LEIGHTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1180	104540
	Basement		549	10480
	Subtotal			115020
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Air Conditioning	2100
Panelled Wall	P	Extra Features	8420
Unfinished Wall	X	Total Value	125540
Floor/Pine	X		
Number of Rooms	4	PUB PAVED ST/RD	
Bedrooms	2	Topo: HIGH	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3670
Central A/C	A	Dwl/Gar/NC%	1.0900
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		1180		C	OLD/AV	125540	.55		61580
2	Garage		12X20	240		D	OLD/PR	4610	.75		1260
3	Shed	*NV ATT0	8X10	80			OLD/	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	120	113	7460	7460

Call Back: Sign: PSN Date: 2015-12-03 Lister:

36-310020.0000-v082020R