PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-310062.0000 RES
F35 2026

sale

2023 KNAPP CASSIDY M		2022-11-14
2024 KNAPP CASSIDY M		2022-11-14
2025 KNAPP CASSIDY M		2022-11-14
2026 KNAPP CASSIDY M		2022-11-14 C-CA 24
403 N LEIGHTON ST		1WD
		$83,500
KENTON OH 43326		

Orig Tax Year 1999
Parent: 36-310025.0000

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

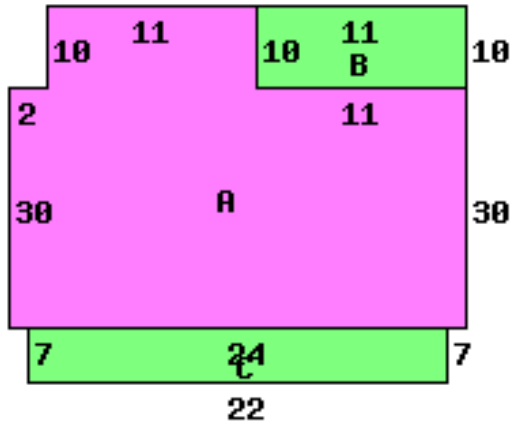
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5690	5690	5690	5690		5690	6540	6530
Bldg100%	64830	64830	64830	64830		64830	89230	89230
Totl100%	70510t	70510t	70510t	70510t		70510t	95770t	95760t
Cauv100%								
Tax Value:								
Land 35%	1990	1990	1990	1990		1990	2290	2290
Bldg 35%	22690	22690	22690	22690		22690	31230	31230
Totl 35%	24680t	24680t	24680t	24680t		24680t	33520t	33520t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1014.76	1073.52	1066.44	1066.44	1066.44			
Sp-Asmnt	21.01	30.37	30.37	30.37				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		830		a	*MAIN
	PAT	P		110	330	b	PORCH
	OFP	P		154	4620	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
595	1	2022-11-14	KNAPP CASSIDY M	1WD		83500	4030	51890
307	3	2014-06-17	STORE FRONTS LLC	3WD	*	0	4540	40030
333	1	2008-06-30	HENSON RONNIE L	1WD	*	7250	3970	48860
287	1	2008-06-09	NOVASTAR MORTGAGE INC	1SH	*	22666	3970	48860
223	1	2006-04-14	LEASE REBECCA & JEFFREY	1WD		79000	3970	48860
229	1	2004-04-30	WEAVER PHILLIP	1WD		29000	3630	44200
661	1	2002-12-12	ST FRANCISVILLE LLC	1DD		39250	3630	44200
507	1	1998-08-28	BLAIR PAUL E & DINAH L	1SD		57000	0	0

Year	Land	Bldg	Total	Net Tax
2022	1410	18160	19570	914.18
2021	1410	18160	19570	917.50

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



403 N LEIGHTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	830	98340
	Part Upper	FRAME	830	36350
	Basement		207	4240
	Subtotal			138930
Shingle	Roof	GABLE		

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

Air Conditioning	3000
Extra Features	4950
Total Value	146880
PUB PAVED ST/RD	
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		1660		C-	OLD/AV	132190	.55		89230

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		71.00	66	67	138	92	6530	6530

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

36-310062.0000-v082020R