

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-310062.0000
F35

RES
2025

sale

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

2022 STORE FRONTS LLC	2014-06-17
2023 KNAPP CASSIDY M	2022-11-14
2024 KNAPP CASSIDY M	2022-11-14
2025 KNAPP CASSIDY M	2022-11-14 C-CA 24
403 N LEIGHTON ST	1WD
KENTON OH 43326	\$83,500

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4030	5690	5690	5690	5680
Bldg100%	51890	64830	64830	64830	64840
Totl100%	55910t	70510t	70510t	70510t	70520t
Cauvl00%					
Tax Value:					
Land 35%	1410	1990	1990	1990	1990
Bldg 35%	18160	22690	22690	22690	22690
Totl 35%	19570t	24680t	24680t	24680t	24680t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	914.18	1014.76	1073.52	1066.44	
Sp-Asmnt	21.01	21.01	30.37	30.37	

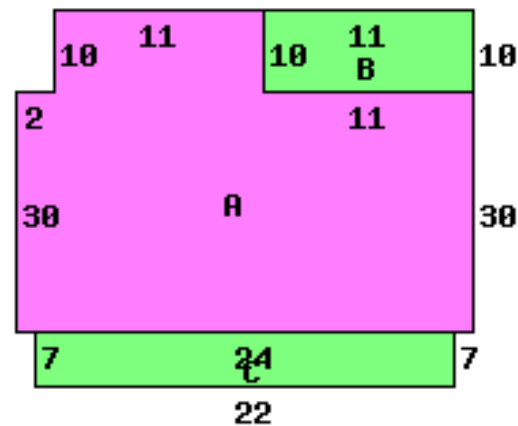
Orig Tax Year 1999
Parent: 36-310025.0000

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

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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
2021	1410	18160	19570	917.50
2020	1410	18160	19570	796.94

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	
Story Height	1H	Sq-Ft	Value		
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	Air Conditioning		3000	
Unfinished Wall	X	Extra Features		4950	
Floor/Hardwood	X X	Total Value		146880	
Floor/Pine	X				
Floor/Carpet	X	PUB PAVED ST/RD			
Floor/Tile-Lino	T				
Number of Rooms	1 2 3	Neighborhood:			
Bedrooms	3	Code:		3670	
		Dwl/Gar/NC%		1.0900	
Central Heat	A				
FORCED AIR					
Central A/C	A				
Plumbing					
Standard	1				

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	1HB F	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr	Value
			1660	C-	OLD/AV	132190	.55		64840
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	rate	rate	value	value		
		71.00	66	67	120	80	5680		5680

Call Back:

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

36-310062.0000-v082020R