PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-380014.0000 RES
F25 2025

sale

2022	BOECHER CHRISTINE A	2016-03-30
2023	BOECHER CHRISTINE A	2016-03-30
2024	BOECHER CHRISTINE A	2016-03-30
2025	BOECHER CHRISTINE A	2016-03-30 H O COLES PT VAC ALLEY 2
	510 N LEIGHTON ST	1WD
		$0
	KENTON OH 43326	

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

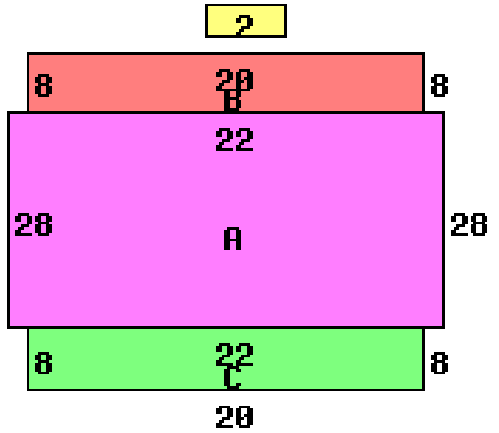
	2022	2023	2024	2025	CAMA
Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	510
Acres					
Land100%	3600	5140	5140	5140	5130
Bldg100%	45370	43800	43800	43800	43790
Totl100%	48970t	48940t	48940t	48940t	48920t
Cauv100%					
Tax Value:					
Land 35%	1260	1800	1800	1800	1800
Bldg 35%	15880	15330	15330	15330	15330
Totl 35%	17140t	17130t	17130t	17130t	17120t
Hmstd35%					
Owner Oc	16.62	15.16	15.14	15.10	
Hmstd RB					
Net Tax	784.04	689.16	729.96	725.10	
Sp-Asmnt	20.88	20.88	28.42	28.42	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		616		a	*MAIN
1	F/C	A		160		b	ADDTN
	WDD	P		160	2400	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
130	1	2016-03-30	BOECHER CHRISTINE A	1WD *	0	4110	26310

Year	Land	Bldg	Total	Net Tax
2021	1260	15880	17140	786.96
2020	1260	15880	17140	681.22

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



510 N LEIGHTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	776	94820
	Part Upper	FRAME	616	30540
	Subtotal			125360
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	P	Heating	-1680
Floor/Pine	X	X	Extra Features	2400
Floor/Carpet	X		Total Value	126080
Number of Rooms	5	4		
Bedrooms		2	PUB ELECTRIC	
			PUB GAS	
Plumbing			PUB WATER	
Standard	1		PUB SEWER	
			PUB SIDEWALK	
			Neighborhood:	
			Code:	3670
			Dwl/Gar/NC%	1.0900

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1392		C-	1910FR	113470	.65		43290
2	Garage	*SV 0	18X20	360			1910AV	500			500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	45.0000	45.00	138	95	120	114	5130	5130

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

36-380014.0000-v082020R