PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-380015.0000 RES
F26 2026

sale

2023	KALB JOHN M & CRISTEN	2020-09-14
2024	KALB JOHN M & CRISTEN	2020-09-14
2025	KALB JOHN M & CRISTEN	2020-09-14
2026	KALB JOHN M & CRISTEN N	2020-09-14 H O COLES PT VAC ALLEY 1
	502 N LEIGHTON ST	1SD
		$80,000
	KENTON OH 43326	

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

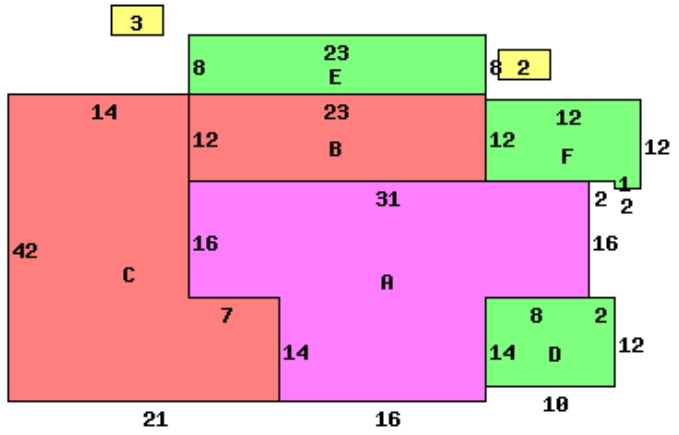
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5940	5940	5940	5940		5940	6800	6810
Bldg100%	86690	86690	86690	86690		86690	119030	119030
Totl100%	92630t	92630t	92630t	92630t		92630t	125830t	125840t
Cauv100%								
Tax Value:								
Land 35%	2080	2080	2080	2080		2080	2380	2380
Bldg 35%	30340	30340	30340	30340		30340	41660	41660
Totl 35%	32420t	32420t	32420t	32420t		32420t	44040t	44040t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1333.00	1410.18	1400.88	1400.88	1400.88			
Sp-Asmnt	21.52	32.37	32.37	32.37				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		720		a	*MAIN
1	F/C	A		276		b	ADDTN
1	F/C	A		686		c	ADDTN
	OFP	P		120	3600	d	PORCH
	WDD	P		184	2760	e	PORCH
	EFP	P		134	5360	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
408	1	2020-09-14	KALB JOHN M & CRISTEN N	1SD	80000	3940	65660
37	1	2003-01-27	TACKETT JEFFERY D & LISA	1WD	55000	3740	65310

Year	Land	Bldg	Total	Net Tax
2022	1450	28190	29640	1384.58
2021	1450	28190	29640	1389.62

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



502 N LEIGHTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1682	126000
	Full Upper	FRAME	720	54360
	Basement		720	13610
	Subtotal			193970
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Hardwood		X	X		
Floor/Carpet		X			
Floor/Tile-Lino		X			
Number of Rooms	2	6	3		
Bedrooms		1	3		
Central Heat	A				
FORCED AIR					
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Plumbing	2100		
Extra Features	11720		
Total Value	207790		
PUB SIDEWALK			
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	2 B F		2402		C	OLD/GD	207790	.40	.40	112210
2	Garage		22X22	484		C	1966AV	11620	.65		6100
3	Shed		12X18	216		D	OLD/AV	2070	.65		720

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	81.5000	52.00	138	95	138	131	6810	6810

Call Back: Sign: PSN Date: 2015-12-03 Lister: 36-380015.0000-v082020R