

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400089.0000
I123

RES
2025

sale

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

2022	SECRETARY OF HOUSING	2020-03-25
2023	CARRINGTON MORTGAGE S	2022-06-29
2024	HUTSON KATHERINE	2023-02-17
2025	HUTSON KATHERINE	2023-02-17 E-W PT OL 1
	318 S SCIOTO ST	LWD
	KENTON OH 43326	\$29,200

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	7910	9030	9030	9030	9040
Bldg100%	29290	32940	32940	32940	32950
Totl100%	37200t	41970t	41970t	41970t	41990t
Cauvl00%					

2026	CAN VAN PROPERTIES LLC	2025-07-18
	318 S SCIOTO ST	LWD
	KENTON OH 43326	

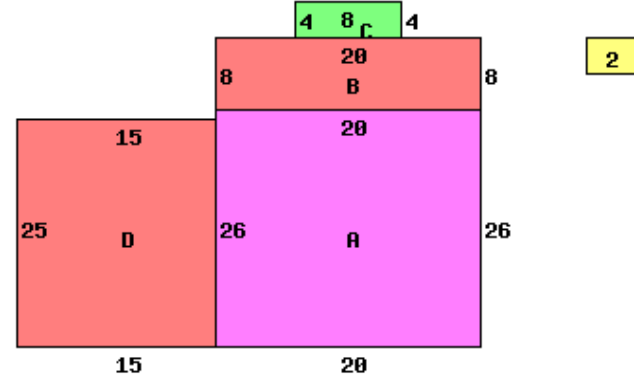
Tax Value:					
Land 35%	2770	3160	3160	3160	3160
Bldg 35%	10250	11530	11530	11530	11530
Totl 35%	13020t	14690t	14690t	14690t	14700t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	608.20	604.00	638.98	634.76	
Sp-Asmnt	20.72	20.72	27.93	303.27	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		520			
1	F/C	A		160		b	ADDTN
1	STP	P		32	130	c	PORCH
1	F/C	A		375		d	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
311	1	2025-07-18	CAN-VAN PROPERTIES LLC	LWD	52000	9030	32940
68	1	2023-02-17	HUTSON KATHERINE	LWD	29200	7910	29290
284	1	2022-06-29	CARRINGTON MORTGAGE SERVI	LQC	0	7910	29290
171	1	2020-03-25	SECRETARY OF HOUSING & UR	LWD *	0	7510	24170
158	1	2020-02-12	CARRINGTON MORTGAGE SERVI	LSH	37639	7510	24170
313	1	2008-06-19	PRINGLE JENNIFER R	LWD *	30000	7830	24200
196	1	2004-04-19	WEAVER PHILLIP	LWD	12000	7140	20660
4	1	2004-01-05	CHASE MANHATTAN MORTGAGE	DD	12000	7140	20660
439	1	1999-08-02	SHEETS LARRY S	LUN	25000	7510	11430
296	1	1998-07-02	REFFITT TOMMY J JR & BET	1AF *	0	7510	11430
604	1	1992-06-30		LUN *	18500	0	18110

Year	Land	Bldg	Total	Net Tax
2021	2770	10250	13020	610.42
2020	2770	10250	13020	517.48

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
642 TRASH-KENTON CITY			XA/2025
539 DELQ WATER - KENTON CORP			XA/2025
540 DELQ SEWER - KENTON CORP			XA/2025



318 S SCIOTO ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1055 101490
	Subtotal	101490
Shingle	Roof	GABLE
Panelled Wall	X	Extra Features 130
Floor/Carpet	X	Total Value 101620
Floor/Tile-Lino	X	
Number of Rooms	5	PUB PAVED ST/RD
Bedrooms	3	PUB SIDEWALK
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3620
Plumbing		Dwl/Gar/NC% 1.1200
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	14X22	1055	C-	OLD/FR	.65	.15	30470
2 Garage			308	C	OLD/FR	.70		2480
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	66.0000	66.00	216	114	120	9040	9040	