

PLEASANT TWP
KENTON CORP

00350

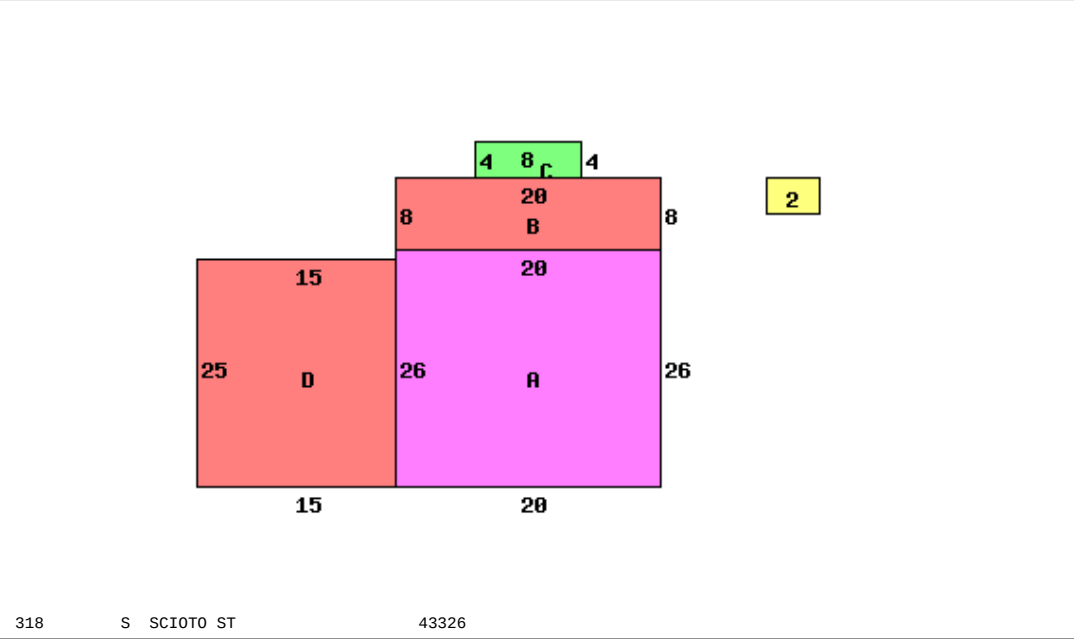
Hardin County, Ohio
Michael T. Bacon, Auditor

36-400089.0000
I123

RES
2025

2022 SECRETARY OF HOUSING		2020-03-25	Eff Rate: - 50.59 — 44.66 — 47.03 — 47.03 — a/r					
2023 CARRINGTON MORTGAGE S		2022-06-29	Tax Year	2022	2023	2024	2025	CAMA
2024 HUTSON KATHERINE		2023-02-17	Prop Cls	510	510	510	510	510
2025 HUTSON KATHERINE		2023-02-17 E-W PT OL 1	Acres					
318 S SCIOTO ST		1WD	Land100%	7910	9030	9030	9030	9040
KENTON OH 43326		\$29,200	Bldg100%	29290	32940	32940	32940	32950
			Totl100%	37200t	41970t	41970t	41970t	41990t
			Cauv100%					
			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 0c					
			Hmstd RB					
			Net Tax	608.20	604.00	638.98		
2026 CAN VAN PROPERTIES LLC			2025-07-18					
318 S SCIOTO ST			1WD					
KENTON OH 43326								
			Sp-Asmnt	20.72	20.72	27.93		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		520			
1	F/C	A		160		b	ADDN
1	STP	P		32	130	c	PORCH
1	F/C	A		375		d	ADDN
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
311	1	2025-07-18	CAN-VAN PROPERTIES LLC	1WD	52000	9030	32940
68	1	2023-02-17	HUTSON KATHERINE	1WD	29200	7910	29290
284	1	2022-06-29	CARRINGTON MORTGAGE SERVI	10C	0	7910	29290
131	1	2020-03-25	SECRETARY OF HOUSING & UR	1WD *	0	7510	24170
58	1	2020-02-12	CARRINGTON MORTGAGE SERVI	1SH	37639	7510	24170
313	1	2008-06-19	PRINGLE JENNIFER R	1WD *	30000	7830	24200
196	1	2004-04-19	WEAVER PHILLIP	1WD	12000	7140	20660
4	1	2004-01-05	CHASE MANHATTAN MORTGAGE	1DD	12000	7140	20660
439	1	1999-08-02	SHEETS LARRY S	1UN	25000	7510	11430
296	1	1998-07-02	REFFITT TOMMY J JR & BET	1AF *	0	7510	11430
604	1	1992-06-30		1UN *	18500	0	18110
Year	Land	Bldg	Total	Net Tax			
2021	2770	10250	13020	610.42			
2020	2770	10250	13020	517.48			
p r o j e c t					ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY				XA/2025		
500	HARDIN COUNTY LANDFILL				XA/2025		
642	TRASH-KENTON CITY				XA/2025		
539	DELO WATER - KENTON CORP				XA/2025		
540	DELO SEWER - KENTON CORP				XA/2025		



Occupancy 1 Single Family		*DWELLING COMPUTATIONS		Sq-Ft Value		Bldg Type		SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Story Height	1					1	DWELLING	1	F/C	14X22	1055	C-	OLD/FR	91460	.65	.15	30470
Floor Level		Main	FRAME	1055	101490	2	Garage				308	C	OLD/FR	7390	.70		2480
Shingle		Subtotal	GABLE		101490	front lot		acres/	effective	depth	factor	actual	effective	extended	value	value	
	B 1 2 U A							frontage	frontage			rate	rate	value			
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																