

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
		\$29,200	
	KENTON OH 43326		

Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 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		

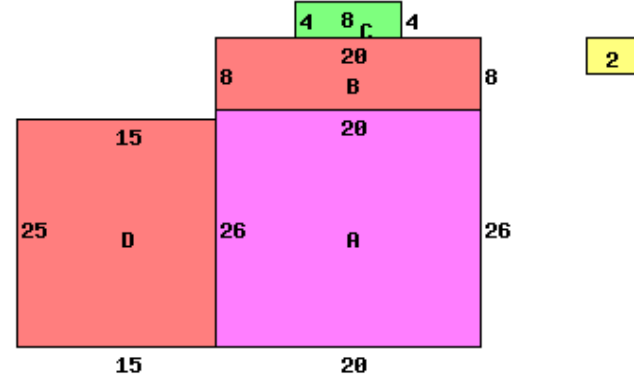
Tax Value:					
Land 35%	2770	3160	3160	3160	3160
Bldg 35%	10250	11530	11530	11530	11530
Totl 35%	13020t	14690t	14690t	14690t	14700t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	608.20	604.00	638.98	634.76	
Sp-Asmnt	20.72	20.72	27.93	303.27	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		520		a	*MAIN
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	Sq-Ft	Value
Story Height	1			
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							
2 Garage								
		Area	Rate	Cond	Value	Dpr	Dpr	Value
		1055		C-	91460	.65	.15	30470
		308		C	7390	.70		2480
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	factor	rate	value	value	
	66.0000	66.00	216	114	120	137	9040	9040

Call Back:

Sign: PSN Date: 2015-02-26 Lister:

36-400089.0000-v082020R