PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400089.0000 RES
I123 2026

sale

2023 CARRINGTON MORTGAGE S	2022-06-29	
2024 HUTSON KATHERINE	2023-02-17	
2025 HUTSON KATHERINE	2023-02-17	
2026 HUTSON KATHERINE	2023-02-17 E-W PT OL 1	
318 S SCIOTO ST	1WD	
	$29,200	
KENTON OH 43326		

2027 CAN VAN PROPERTIES LLC	2025-07-18	
318 S SCIOTO ST	1WD	
KENTON OH 43326		

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

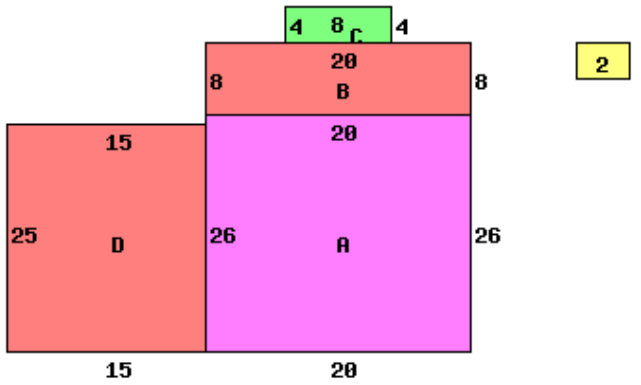
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	9030	9030	9030	9030		9030	10370	10360
Bldg100%	32940	32940	32940	32940		32940	45600	45610
Totl100%	41970t	41970t	41970t	41970t		41970t	55970t	55970t
Cauv100%								
Tax Value:								
Land 35%	3160	3160	3160	3160		3160	3630	3630
Bldg 35%	11530	11530	11530	11530		11530	15960	15960
Totl 35%	14690t	14690t	14690t	14690t		14690t	19590t	19590t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	604.00	638.98	634.76	634.76	634.76			
Sp-Asmnt	20.72	27.93	303.27	303.27				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		520		a	*MAIN
1	F/C	A		160		b	ADDTN
	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	1WD		52000	9030	32940
68	1	2023-02-17	HUTSON KATHERINE	1WD		29200	7910	29290
284	1	2022-06-29	CARRINGTON MORTGAGE SERVI	1QC	*	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
2022	2770	10250	13020	608.20
2021	2770	10250	13020	610.42

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		

B 1 2 U A

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%	1.5500
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1055		C-	OLD/FR	91460	.65	.15	42170
2	Garage		14X22	308		C	OLD/FR	7390	.70		3440

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	216	114	138	157	10360	10360

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

36-400089.0000-v082020R