

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-450068.0000  
RR113

RES  
2025

sale

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

|                            |            |
|----------------------------|------------|
| 2022 SHERMAN JUDY ANN ETAL | 1991-12-11 |
| 2023 SHERMAN JUDY ANN ETAL | 1991-12-11 |
| 2024 SHERMAN JUDY ANN ETAL | 1991-12-11 |
| 2025 7TH CAPITAL LLC       | 2024-11-12 |
| 635 S STEVEN ST            | LWD        |
| KENTON OH 43326            | \$68,300   |

|            |        |        |        |         |        |
|------------|--------|--------|--------|---------|--------|
| Tax Year   | 2022   | 2023   | 2024   | 2025    | CAMA   |
| Prop Cls   | 510    | 510    | 510    | 510     | 510    |
| Acres      |        |        |        |         |        |
| Land100%   | 5260   | 6000   | 6000   | 6000    | 6010   |
| Bldg100%   | 58910  | 72890  | 72890  | 72890   | 72890  |
| Totl100%   | 64170t | 78890t | 78890t | 78890t  | 78900t |
| Cauv100%   |        |        |        |         |        |
| Tax Value: |        |        |        |         |        |
| Land 35%   | 1840   | 2100   | 2100   | 2100    | 2100   |
| Bldg 35%   | 20620  | 25510  | 25510  | 25510   | 25510  |
| Totl 35%   | 22460t | 27610t | 27610t | 27610t  | 27620t |
| Hmstd35%   |        |        |        |         |        |
| Owner Oc   | 21.78  | 24.44  | 24.40  |         |        |
| Hmstd RB   | 400.22 | 368.96 | 417.58 |         |        |
| Net Tax    | 627.18 | 741.82 | 758.98 | 1193.04 |        |
| Sp-Asmnt   | 23.93  | 23.93  | 32.16  | 100.66  |        |

|                       |            |
|-----------------------|------------|
| 2026 HOWARD PHYLLIS J | 2025-08-07 |
| 635 S STEVEN ST       | LWD        |
| KENTON OH 43326       |            |

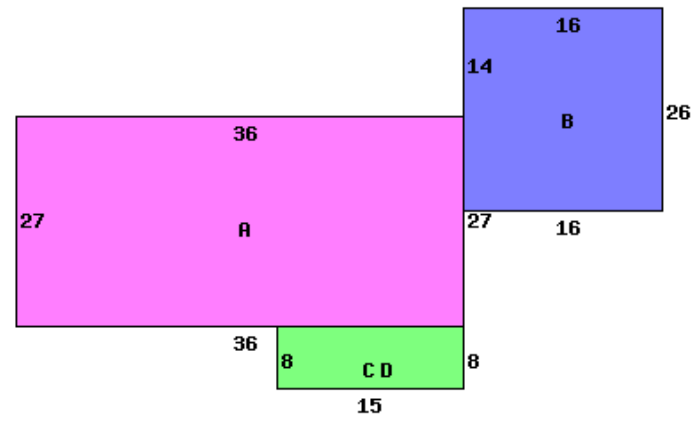
|      |      |      |      |       |       |   |       |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1    | F/C  | M    |      | 972   |       | b | GRAGE |
|      | F    | G    |      | 416   | 9980  | c | PORCH |
|      | CAN  | P    |      | 120   | 960   | d | PORCH |
|      | DK   | P    |      | 120   | 1800  |   |       |

#: 69, 131, L/W  
364500690000  
364501310000

| Sale# | #p | sale date  | To                        | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 351   | 1  | 2025-08-07 | HOWARD PHYLLIS J          | LWD           | 80000  | 6000    | 72890   |
| 48    | 1  | 2025-02-06 | WILMINGTON SAVINGS FUND S | LSH           | 35100  | 6000    | 72890   |
| 498   | 1  | 2024-11-12 | 7TH CAPITAL LLC           | LWD           | 68300  | 6000    | 72890   |
| 490   | 1  | 2024-11-08 | SHERMAN LISA & TRACY SHER | LCT *         | 0      | 6000    | 72890   |
| 1022  | 1  | 1991-12-11 |                           | LUN *         | 0      | 0       | 23910   |
| 1033  | 0  | 1987-12-14 |                           |               | 0      | 0       | 23910   |

| Year | Land | Bldg  | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 1840 | 20620 | 22460 | 629.50  |
| 2020 | 1840 | 20620 | 22460 | 544.92  |

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



635 S STEVENS ST 43326

|                           |                        |                           |
|---------------------------|------------------------|---------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS |                           |
|                           | Sq-Ft                  | Value                     |
| Story Height 1            |                        |                           |
| Floor Level               | 972                    | 102040                    |
| Shingle                   |                        | 102040                    |
| Plaster/Drywall           | D                      | Garages and Carports 9980 |
| Panelled Wall             | X                      | Extra Features 2760       |
| Floor/Hardwood            | X                      | Total Value 114780        |
| Floor/Carpet              | X                      |                           |
| Floor/Tile-Lino           | L                      |                           |
| Number of Rooms           | 6                      | Neighborhood:             |
| Bedrooms                  | 3                      | Code: 3620                |
| Central Heat              | A                      | Dwl/Gar/NC% 1.1200        |
| FORCED AIR                |                        |                           |
| Plumbing                  |                        |                           |
| Standard                  | 1                      |                           |

| Bldg Type  | SHB+Cons | DixHt     | Unit  | Blt/Renov | Replace   | Phy Fnc  | True  |
|------------|----------|-----------|-------|-----------|-----------|----------|-------|
| 1 DWELLING | 1 F/C    |           |       | C-        | 1962GD    | .37      | 72890 |
|            | acres/   | effective | depth | actual    | effective | extended | true  |
| front lot  | 62.0000  | 62.00     | 100   | 81        | 120       | 97       | 6010  |