PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-450068.0000 RES
RR113 2026

sale

2023 SHERMAN JUDY ANN ETAL	1991-12-11	
2024 SHERMAN JUDY ANN ETAL	1991-12-11	
2025 7TH CAPITAL LLC	2024-11-12	
2026 7TH CAPITAL LLC	2024-11-12	MAPLEWOOD PT 28-30
635 S STEVEN ST	1WD	
	$68,300	
KENTON OH 43326		

2027 HOWARD PHYLLIS J	2025-08-07	
635 S STEVEN 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%	6000	6000	6000	6000		6000	6940	6940
Bldg100%	72890	72890	72890	72890		72890	100860	100870
Totl100%	78890t	78890t	78890t	78890t		78890t	107800t	107810t
Cauv100%								
Tax Value:								
Land 35%	2100	2100	2100	2100		2100	2430	2430
Bldg 35%	25510	25510	25510	25510		25510	35300	35300
Totl 35%	27610t	27610t	27610t	27610t		27610t	37730t	37730t
Hmstd35%								
Owner Oc	24.44	24.40						
Hmstd RB	368.96	417.58						
Net Tax	741.82	758.98	1193.04	1193.04	1193.04			
Sp-Asmnt	23.93	32.16	100.66	100.66				

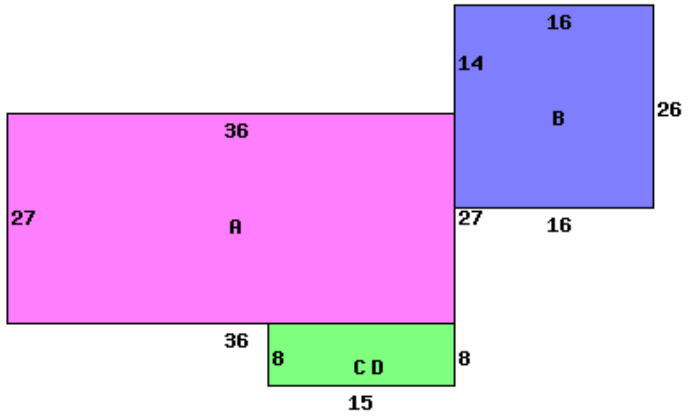
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		972		a	*MAIN
	F	G		416	9980	b	GRAGE
	CAN	P		120	960	c	PORCH
	DK	P		120	1800	d	PORCH

#: 69, 131, L/W
364500690000
364501310000

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

Year	Land	Bldg	Total	Net Tax
2022	1840	20620	22460	627.18
2021	1840	20620	22460	629.50

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	Main	FRAME	972	102040
	Subtotal			102040
Shingle	Roof	GABLE		

B 1 2 U A

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
		Dwl/Gar/NC%	1.5500
Central Heat	A		
FORCED AIR			
Plumbing			
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		972		C-	1962GD	103300	.37		100870

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	62.0000	62.00	100	81	138	112	6940	6940

Call Back: Sign: PSN Date: 2014-11-17 Lister:

36-450068.0000-v082020R