PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-450107.0000 RES
I108 2026

sale

2023 BROWN JUDITH K	2006-09-27	
2024 BROWN JUDITH K	2006-09-27	
2025 BROWN JUDITH K	2006-09-27	
2026 BROWN JUDITH K	2006-09-27	FERRIS PT 16-17
420 S SCIOTO ST	1SD	
	$61,200	
KENTON OH 43326		

2027 WHITAKER JAMES	2025-10-03	
420 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%	6000	6000	6000	6000		6000	6910	6900
Bldg100%	54490	54490	54490	54490		54490	74830	74840
Totl100%	60490t	60490t	60490t	60490t		60490t	81740t	81740t
Cauv100%								
Tax Value:								
Land 35%	2100	2100	2100	2100		2100	2420	2420
Bldg 35%	19070	19070	19070	19070		19070	26190	26190
Totl 35%	21170t	21170t	21170t	21170t		21170t	28610t	28610t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	870.44	920.84	914.78	914.78	914.78			
Sp-Asmnt	22.19	29.67	29.67	29.67				

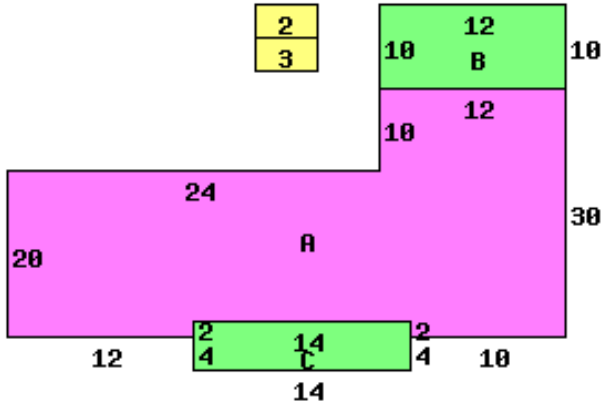
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		812		a	*MAIN
	DK	P		120	1800	b	PORCH
	OFP	P		84	2520	c	PORCH

#: 108, L/W
L/C KENNETH GOMAN & TIFFANY SAGASTUME $40,000 1-22-2025
364501080000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
440	1	2025-10-03	WHITAKER JAMES	1WD		53000	6000	54490
362	1	2025-08-19	CAHILL RUSSELL C	1WD		35000	6000	54490
591	1	2006-09-27	BROWN JUDITH K	1SD		61200	5200	56740
613	1	2002-11-06	LAWRENCE CYNTHIA & JAMES	1WD		54000	4740	49090
113	3	2002-03-14	KAHLEY EVERETT L	3CT	*	0	4740	40540

Year	Land	Bldg	Total	Net Tax
2022	1830	18890	20720	967.90
2021	1830	18890	20720	971.44

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



420 S SCIOTO ST 43326

Occupancy 1 Single Family

Story Height 1
Floor Level Main FRAME
Subtotal
Shingle Roof GABLE

B 1 2 U A

Panelled Wall	X	Air Conditioning	1470
Floor/Carpet	X	Extra Features	4320
Number of Rooms	4	Total Value	102000
Bedrooms	1		
		PUB ALLEY	
Central Heat	A		
FORCED AIR		Neighborhood:	
Central A/C	A	Code:	3620
Plumbing		Dwl/Gar/NC%	1.5500
Standard	1		

*DWELLING COMPUTATIONS

				Sq-Ft	Value
				812	96210
					96210

	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		812		C-	1945AV	91800	.55		64030
2	Garage			24X30	720		C	1985AV	17280	.65		9370
3	P		OFP	10X12	120		C	1994AV	3600	.60		1440

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	106	83	138	115	6900	6900

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

36-450107.0000-v082020R