

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-540031.0000
Q38

RES
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020 HAMILTON SETH	2019-09-16
2021 HAMILTON SETH	2019-09-16
2022 TOTTEN SYDNEY A	2021-06-23
2023 TOTTEN SYDNEY A	2021-06-23 E LAWN 31
315 SUPERIOR ST	LWD
KENTON OH 43326	\$85,000 07.1-05-54-031

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4940	4940	4940	6600	6600
Bldg100%	58570	58570	58570	74770	74760
Totl100%	63510t	63510t	63510t	81370t	81360t
Cauvl00%					
Tax Value:					
Land 35%	1730	1730	1730	2310	2310
Bldg 35%	20500	20500	20500	26170	26170
Totl 35%	22230t	22230t	22230t	28480t	28480t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	905.26	1042.22	1038.44	1171.00	
Sp-Asmnt	21.04	21.04	21.04	21.04	

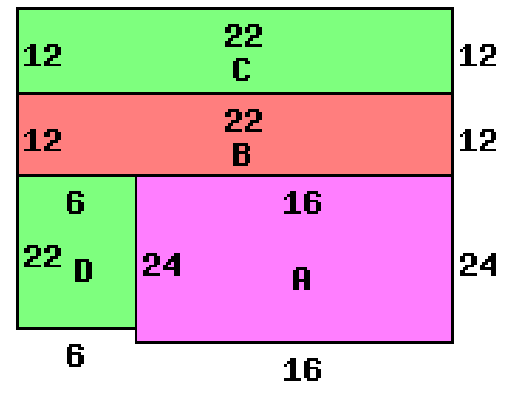
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		384			
1	F/C	A		264		b	ADDTN
	FFP	P		264	10560	c	PORCH
	OFF	P		132	3960	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
283	1	2021-06-23	TOTTEN SYDNEY A	LWD	85000	4940	58570
405	1	2019-09-16	HAMILTON SETH	LWD	62600	4710	47030
513	1	2017-12-12	3 IN 1 INVESTMENTS LLC	LWD	12007	4710	47030
449	1	2017-09-18	JP MORGAN CHASE BANK NA	LSH	18000		50000
510	1	2002-11-25	CLARK DAVID J	LQC *	0	5340	42370
520	1	2002-09-27	CLARK DAVID J & HORNER E	LWD	42900	5370	35000
515	1	2002-09-26	MANUFACTURERS & TRADERS	LSL	36000	5370	35000
98	1	1990-02-07		LWD *	30000	26510	0

Year	Land	Bldg	Total	Net Tax
2019	1650	16460	18110	713.14
2018	1650	16460	18110	713.88

project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2023

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315 SUPERIOR ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	648 86550
	Full Upper	FRAME	384 35230
	Basement		96 2350
	Subtotal		124130
Shingle	Roof	GABLE	
Plaster/Drywall	P P	Plumbing	4200
Panelled Wall	X	Extra Features	14520
Unfinished Wall	X	Total Value	142850
Floor/Hardwood	X X		
Floor/Carpet	X X		
Floor/Tile-Lino	X X	Neighborhood:	
Number of Rooms	1 3 2	Code:	3630
Bedrooms	2	Dwl/Gar/NC%	1.0500
Central Heat	A		
FORCED AIR			
Plumbing			
Standard	1		
Extra 3 Fixture	2		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	24X24	1032	576	C	OLD/AV	2005AV	142850	.55		67500
2 Garage	F				C			13820	.50		7260
front lot	acres/ frontage	effective frontage	depth	actual depth	factor	rate	effective rate	extended value	true value		
	50.0000	50.00	132	94	140	132	6600	6600	6600		

Call Back:

Sign: PSN Date: 2015-02-20 Lister:

36-540031.0000-v082020R