PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-540031.0000 RES
Q38 2026

sale

2023	TOTTEN SYDNEY A	2021-06-23
2024	TOTTEN SYDNEY A	2021-06-23
2025	TOTTEN SYDNEY A	2021-06-23
2026	TOTTEN SYDNEY A	2021-06-23 E LAWN 31
	315 SUPERIOR ST	1WD
		$85,000
	KENTON OH 43326	

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

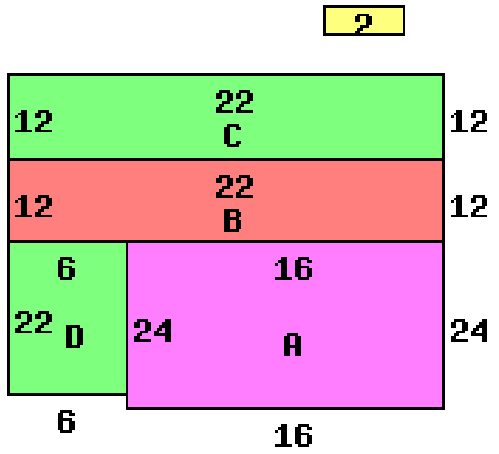
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6600	6600	6600	6600		6600	7540	7550
Bldg100%	74770	74770	74770	74770		74770	103230	103230
Totl100%	81370t	81370t	81370t	81370t		81370t	110770t	110780t
Cauv100%								
Tax Value:								
Land 35%	2310	2310	2310	2310		2310	2640	2640
Bldg 35%	26170	26170	26170	26170		26170	36130	36130
Totl 35%	28480t	28480t	28480t	28480t		28480t	38770t	38770t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1171.00	1238.80	1230.64	1230.64	1230.64			
Sp-Asmnt	21.04	30.80	30.80	30.80				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		384		a	*MAIN
1	F/C	A		264		b	ADDTN
	EFP	P		264	10560	c	PORCH
	OFP	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	1WD		85000	4940	58570
405	1	2019-09-16	HAMILTON SETH	1WD		62600	4710	47030
513	1	2017-12-12	3 IN 1 INVESTMENTS LLC	1WD		12007	4710	47030
449	1	2017-09-18	JP MORGAN CHASE BANK NA	1SH		18000	6660	50000
510	1	2002-11-25	CLARK DAVID J	1QC	*	0	5340	42370
520	1	2002-09-27	CLARK DAVID J & HORNER E	1WD		42900	5370	35000
515	1	2002-09-26	MANUFACTURERS & TRADERS	1SD		36000	5370	35000
98	1	1990-02-07		1WD	*	30000	26510	0

Year	Land	Bldg	Total	Net Tax
2022	1730	20500	22230	1038.44
2021	1730	20500	22230	1042.22

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



315 SUPERIOR ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	648	86550
	Full Upper	FRAME	384	35230
	Basement		96	2350
	Subtotal			124130
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.4500
Central Heat	A		
FORCED AIR			
Plumbing			
Standard	1		
Extra 3 Fixture	2		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1032		C	OLD/AV	142850	.55		93210
2	Garage	F	24X24	576		C	2005AV	13820	.50		10020

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	132	94	161	151	7550	7550

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