

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-690148.0000  
BB18

RES  
2025

sale

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

2022 CWB RENTAL PROPERTIES	2015-03-18
2023 CWB RENTAL PROPERTIES	2015-03-18
2024 CWB RENTAL PROPERTIES	2015-03-18
2025 CWB RENTAL PROPERTIES L	2015-03-18 PT 148 & 147;130 S32
319 SCOTT AVE	LWD
KENTON OH 43326	\$45,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5970	8570	8570	8570	8560
Bldg100%	53890	77800	77800	77800	77810
Totl100%	59860t	86370t	86370t	86370t	86370t
Cauv100%					
Tax Value:					
Land 35%	2090	3000	3000	3000	3000
Bldg 35%	18860	27230	27230	27230	27230
Totl 35%	20950t	30230t	30230t	30230t	30230t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	978.64	1242.96	1314.92	1306.26	
Sp-Asmnt	23.24	184.32	31.81	31.81	

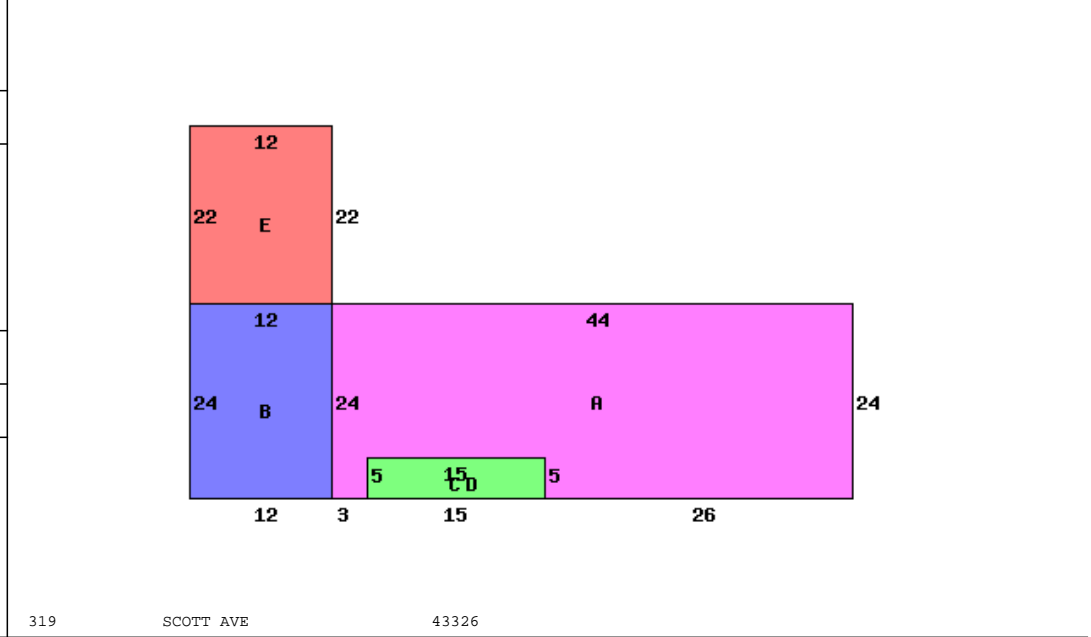
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		981		a	*MAIN
	F	G		288	6910	b	GRAGE
	RFX	P		75	750	c	PORCH
1	STP	A		264	300	d	PORCH
	F					e	ADDTN

#: 221 & 222, L/W  
366902210000  
366902220000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
109	1	2015-03-18	CWB RENTAL PROPERTIES LLC	LWD	45000	6800	55140
498	1	2014-11-07	US BANK NATIONAL ASSOCIAT	LSL	253340	6800	55140
440	1	2006-07-17	NIX ROBERT & MICHELLE DR	LSL	90000	5290	74570
166	1	2006-03-23	WEAVER PHILLIP L	LWD	53100	5290	74570
134	1	2006-03-23	GRP LOAN LLC	LQC *	0	5290	74570
752	1	2005-11-10	GRP REALTY LLC	LDD	40000	4800	68570
577	1	2001-11-09	SMITH LLOYD C & MARY L K	LSL	70000	4710	56660
205	1	1995-03-22	COSART TONJA L	LWD	51500	0	45800
944	1	1990-11-21		LUN *	47500	0	9110
944	5	1990-11-21		SUN *	47500	9110	0
585	1	1990-07-23		LWD	13500	9110	0
1022	1	1988-12-15		LUN *	0	9110	0

Year	Land	Bldg	Total	Net Tax
2021	2090	18860	20950	982.20
2020	2090	18860	20950	853.12

Project  
902 MAIN DISTRICT CONSERVANCY XA/2025  
500 HARDIN COUNTY LANDFILL XA/2025



319 SCOTT AVE 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	1245	106600
	Subtotal		106600
Shingle	Roof		
	B 1 2 U A		
Plaster/Drywall	X	Plumbing	1400
Floor/Carpet	X	Garages and Carpets	6910
Floor/Tile-Lino	X	Extra Features	1050
Number of Rooms	5	Total Value	115960
Bedrooms	3		
Central Heat	A	Neighborhood:	
ELECTRIC		Code:	3670
Plumbing		Dwl/Gar/NC%	1.0900
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C		1245	C-	1990GD	.24	.10	77810
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	80.0000	80.00	120	89	120	107	8560	8560