PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-690148.0000 RES
BB18 2026

sale

2023 CWB RENTAL PROPERTIES	2015-03-18	
2024 CWB RENTAL PROPERTIES	2015-03-18	
2025 CWB RENTAL PROPERTIES	2015-03-18	
2026 CWB RENTAL PROPERTIES L	2015-03-18	PT 148 & 147;130 S32
319 SCOTT AVE	1WD	
	$45,000	
KENTON OH 43326		

2028 JENKINS CODY TYLER	2026-06-16	
319 SCOTT AVE	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%	8570	8570	8570	8570		8570	9830	9840
Bldg100%	77800	77800	77800	77800		77800	107090	107080
Totl100%	86370t	86370t	86370t	86370t		86370t	116910t	116920t
Cauv100%								
Tax Value:								
Land 35%	3000	3000	3000	3000		3000	3440	3440
Bldg 35%	27230	27230	27230	27230		27230	37480	37480
Totl 35%	30230t	30230t	30230t	30230t		30230t	40920t	40920t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1242.96	1314.92	1306.26	1306.26	1306.26			
Sp-Asmnt	184.32	31.81	31.81	31.81				

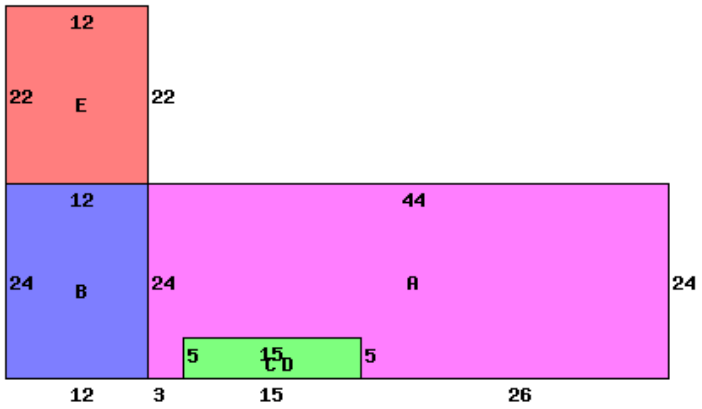
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		981		a	*MAIN
	F	G		288	6910	b	GRAGE
	RFX	P		75	750	c	PORCH
	STP	P		75	300	d	PORCH
1	F	A		264		e	ADDTN

#: 221 & 222, L/W
366902210000
366902220000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
207	1	2026-06-16	JENKINS CODY TYLER	1WD		125350	8570	77800
109	1	2015-03-18	CWB RENTAL PROPERTIES LLC	1WD		45000	6800	55140
498	1	2014-11-07	US BANK NATIONAL ASSOCIAT	1SD		253340	6800	55140
440	1	2006-07-17	NIX ROBERT & MICHELLE DR	1SD		90000	5290	74570
166	1	2006-03-23	WEAVER PHILLIP L	1WD		53100	5290	74570
134	1	2006-03-23	GRP LOAN LLC	1QC	*	0	5290	74570
752	1	2005-11-10	GRP REALTY LLC	1DD		40000	4800	68570
577	1	2001-11-09	SMITH LLOYD C & MARY L K	1SD		70000	4710	56660
205	1	1995-03-22	COSART TONJA L	1WD		51500	0	45800
944	1	1990-11-21		1UN	*	47500	0	9110
944	5	1990-11-21		5UN	*	47500	9110	0
585	1	1990-07-23		1WD	*	13500	9110	0
1022	1	1988-12-15		1UN	*	0	9110	0

Year	Land	Bldg	Total	Net Tax
2022	2090	18860	20950	978.64
2021	2090	18860	20950	982.20

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



319 SCOTT AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1245	106600
	Subtotal			106600
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Plumbing	1400
Floor/Carpet	X	Garages and Carports	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%	1.5000
Standard	1		
Extra 2 Fixture	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		1245		C-	1990GD	104360	.24	.10	107080

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	80.0000	80.00	120	89	138	123	9840	9840

Call Back: Sign: PSN Date: 2015-01-14 Lister: 36-690148.0000-v082020R