

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-280028.0000
YY60

RES
2025

sale

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

2022 KIPER DAVID A & JEANN	2010-03-31
2023 KIPER DAVID A & JEANN	2010-03-31
2024 KIPER DAVID A & JEANN	2010-03-31
2025 KIPER DAVID A & JEANNET	2010-03-31
206 GARFIELD AVE	1SD
KENTON OH 43326	\$47,900

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	530	530	530	530	530
Acres	4200	5940	5940	5940	5950
Land100%	43830	71940	71940	71940	71940
Bldg100%	48030t	77890t	77890t	77890t	77890t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1470	2080	2080	2080	2080
Bldg 35%	15340	25180	25180	25180	25180
Totl 35%	16810t	27260t	27260t	27260t	27260t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	785.24	1120.82	1185.74	1177.92	
Sp-Asmnt	63.00	84.00	72.00	75.00	

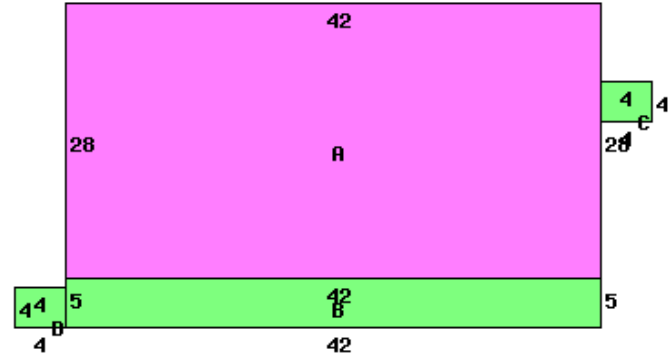
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	B	F	M	1176			
		POR	P	210	6720	b	PORCH
		STP	P	16	60	c	PORCH
		STP	P	16	60	d	PORCH

#: 29 30 L/W
362800290000
362800300000

Sale#	#p	sale date	To	Type/Invalid?	Sales\$	co:land	co:blgd
123	1	2010-03-31	KIPER DAVID A & JEANNETTE	1SD *	47900	3940	73910
295	1	2004-05-27	MCBRIDE JOSHUA A	1WD	55000	3370	63340
784	1	1995-08-18	WINGFIELD THOMAS A ETAL	1WD	40000	3510	22710
487	1	1992-05-28		1WD	23500	0	18600
357	1	1991-05-10		1UN *	25000	0	18600

Year	Land	Bldg	Total	Net Tax
2021	1470	15340	16810	788.10
2020	1470	15340	16810	684.54

Project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
336 DULIN #1099 - BLANCHARD MAIN			XA/2025



206 GARFIELD AVE 43326

Occupancy 3 Tri-plex		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1176 104180
	Full Upper	FRAME	1176 62580
	Basement		1176 21910
	Subtotal		188670
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	P P	2 /	Extra Living Units 7000
Unfinished Wall	X		Plumbing 7000
Floor/Pine	X X		Extra Features 6840
Number of Rooms	1 4 3		Total Value 209510
Bedrooms	3		
Central Heat	A		Neighborhood:
FORCED AIR			Code: 3670
Plumbing			Dwl/Gar/NC% 1.0900
Standard	3		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	2 B F	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr	Value
			2352	C-	OLD/FR	188560	.65		71940
front lot	acres/	effective	depth	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	rate	value	value	
		70.00	75	71	120	85	5950	5950	