PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-280028.0000 RES
YY60 2024

sale

2021	KIPER DAVID A & JEANN	2010-03-31
2022	KIPER DAVID A & JEANN	2010-03-31
2023	KIPER DAVID A & JEANN	2010-03-31
2024	KIPER DAVID A & JEANNET	2010-03-31 KENTON COURT E PT 28-30
	206 GARFIELD AVE	1SD
		$47,900
	KENTON OH 43326	

Eff Rate: – 50.76 — 50.59 — 44.66 — 47.03 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	530	530	530	530	530
Acres					
Land100%	4200	4200	5940	5940	5950
Bldg100%	43830	43830	71940	71940	71940
Totl100%	48030t	48030t	77890t	77890t	77890t
Cauv100%					
Tax Value:					
Land 35%	1470	1470	2080	2080	2080
Bldg 35%	15340	15340	25180	25180	25180
Totl 35%	16810t	16810t	27260t	27260t	27260t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	788.10	785.24	1120.82	1185.74	
Sp-Asmnt	63.00	63.00	84.00	72.00	

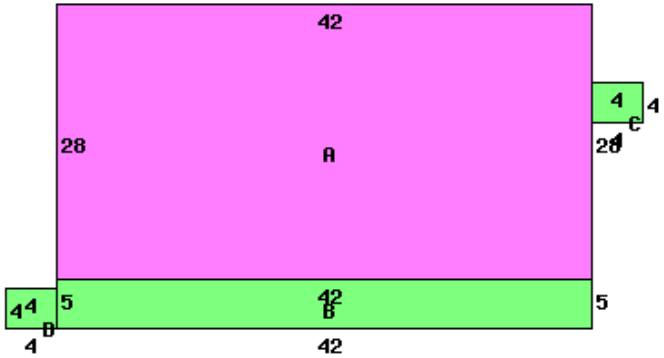
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1176		a	*MAIN
	POR	P		210	6720	b	PORCH
	STP	P		16	60	c	PORCH
	STP	P		16	60	d	PORCH

#: 29 30 L/W
362800290000
362800300000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2020	1470	15340	16810	684.54
2019	1400	12640	14040	552.88

	p r o j e c t		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2024			
500	HARDIN COUNTY LANDFILL	XA/2024			
336	DULIN #1099 - BLANCHARD MAIN	XA/2024			
921	BLANCHARD RIVER MAINT	XA/2023			



206 GARFIELD AVE 43326

Occupancy 3 Tri-plex

Story Height 2

Floor Level			Sq-Ft	Value
	Main	FRAME	1176	104180
	Full Upper	FRAME	1176	62580
	Basement		1176	21910
	Subtotal			188670
Shingle	Roof	GABLE		

*DWELLING COMPUTATIONS

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 FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2352		C-	OLD/FR	188560	.65		71940

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		70.00	75	71	120	85	5950	5950

Call Back: Sign: PSN Date: 2015-02-06 Lister: 36-280028.0000-v082020R