PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-280028.0000 RES
YY60 2026

sale

2023	KIPER DAVID A & JEANN	2010-03-31
2024	KIPER DAVID A & JEANN	2010-03-31
2025	KIPER DAVID A & JEANN	2010-03-31
2026	KIPER DAVID A & JEANNET	2010-03-31 KENTON COURT E PT 28-30
	206 GARFIELD AVE	1SD
		$47,900
	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	530	530	530	530	0	530	530	530
Acres								
Land100%	5940	5940	5940	5940		5940	6860	6860
Bldg100%	71940	71940	71940	71940		71940	99000	98990
Totl100%	77890t	77890t	77890t	77890t		77890t	105860t	105850t
Cauv100%								
Tax Value:								
Land 35%	2080	2080	2080	2080		2080	2400	2400
Bldg 35%	25180	25180	25180	25180		25180	34650	34650
Totl 35%	27260t	27260t	27260t	27260t		27260t	37050t	37050t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1120.82	1185.74	1177.92	1177.92	1177.92			
Sp-Asmnt	84.00	72.00	75.00	75.00				

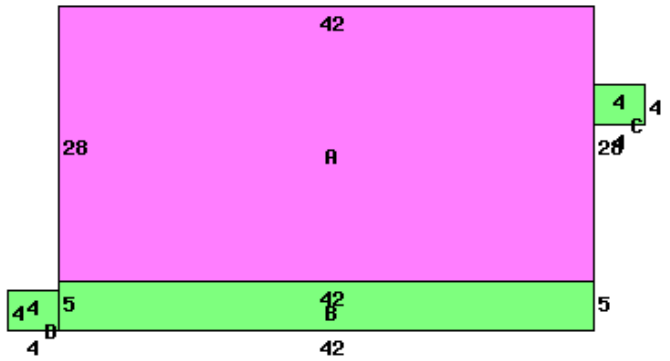
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1176		a	*MAIN
	POR	P		210	6720	b	PORCH
	STP	P		16	60	c	PORCH
	STP	P		16	60	d	PORCH

#: 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
2022	1470	15340	16810	785.24
2021	1470	15340	16810	788.10

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

			Sq-Ft	Value
Story Height 2				
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%	1.5000
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		98990

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		70.00	75	71	138	98	6860	6860

Call Back: Sign: PSN Date: 2015-02-06 Lister:

36-280028.0000-v082020R