PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-450029.0000 RES
L101 2026

sale

2023	JOHNSON BRETT & AMY M	2006-03-09
2024	JOHNSON BRETT & AMY M	2006-03-09
2025	B & A HOLDINGS LLC	2024-02-07
2026	B & A HOLDINGS LLC	2024-02-07 FERRIS 29
	607 E COOPER ST	10
		$0
	KENTON OH 43326	

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

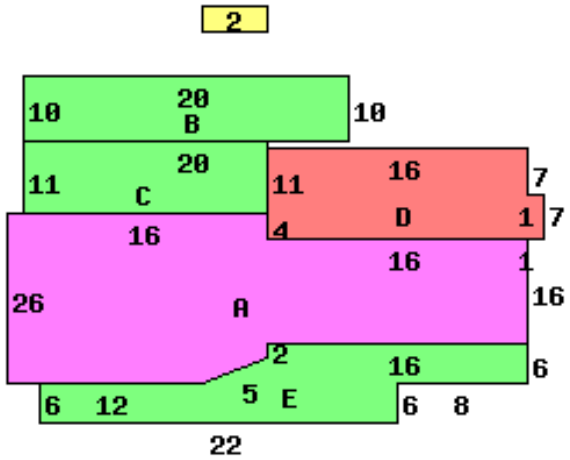
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	99630	99630	99630	99630		99630	137890	137890
Totl100%	104970t	104970t	104970t	104970t		104970t	144030t	144040t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	34870	34870	34870	34870		34870	48260	48260
Totl 35%	36740t	36740t	36740t	36740t		36740t	50410t	50410t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1510.62	1598.08	1587.56	1587.56	1587.56			
Sp-Asmnt	21.42	33.84	33.84	33.84				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		664		a	*MAIN
	STP	P		200	800	b	PORCH
	EFP	P		165	6600	c	PORCH
1	F/C	A		231		d	ADDTN
	OFP	P		236	7080	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
67	10	2024-02-07	B & A HOLDINGS LLC	10	*	0	5340	99630
139	2	2006-03-09	JOHNSON BRETT & AMY M	2SD		20000	4690	52030
850	2	2005-12-23	CHASE HOME FINANCE LLC	2SH		44000	4690	52030
337	2	2004-06-15	JEWETT JORDAN K & ANGELA	2WD		69500	4260	44510
53	2	2004-02-17	HONDA FEDERAL CREDIT UNI	2WD	*	0	4260	44510
122	2	2001-03-12	FLEMING JEFFREY C & AMBE	2WD		82500	4230	36830
274	2	1998-05-15	STRIFF CHERYL LYNN	2WD		55000	4460	26860
753	2	1996-12-06	ZUCHETTO ROBERT D & ROSE	2WD		45000	4460	26860

Year	Land	Bldg	Total	Net Tax
2022	1630	25290	26920	1257.52
2021	1630	25290	26920	1262.08

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



607 E COOPER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	895	102010
	Part Upper	FRAME	664	31780
	Subtotal			133790
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall	P	P			
Panelled Wall	X				
Floor/Pine	X	X			
Floor/Carpet	X	X			
Floor/Tile-Lino	L				
Number of Rooms	5	3			
Bedrooms		3			
Central Heat	A				
FORCED AIR					
Plumbing					
Standard	1				

Extra Features		14480
Total Value		148270
PUB PAVED ST/RD		
Neighborhood:		
Code:		3620
Dwl/Gar/NC%		1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1559		C	OLD/GD	148270	.40		137890
2	Shed	*PP	8X16	128			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	120	89	138	123	6150	6150

Call Back: Sign: PSN Date: 2015-03-25 Lister:

36-450029.0000-v082020R