

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-450033.0000  
L97

RES  
2025

sale

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

2022	RAMGE ANDREW & SHELLY	2016-09-30
2023	SALTY DOG INVESTMENTS	2022-10-19
2024	OLDAKER DONALD LEE II	2023-06-05
2025	OLDAKER DONALD LEE III	2023-06-05
	630 E COOPER ST	FERRIS 33
		LWD
		\$149,900
	KENTON OH 43326	

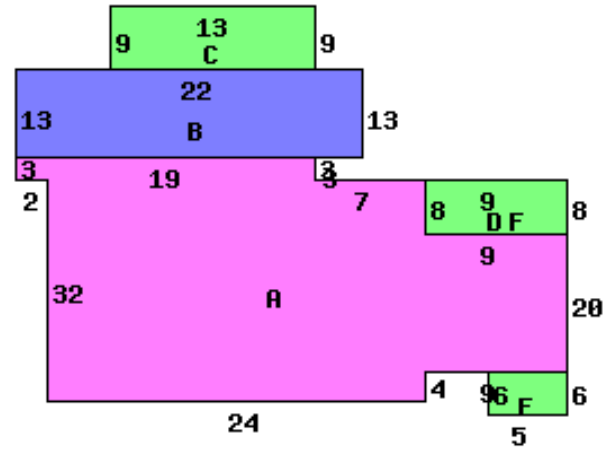
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	4970	5660	5660	5660	5660	5670
Bldg100%	67000	73540	73540	73540	73540	73620
Totl100%	71970t	79200t	79200t	79200t	79200t	79290t
Cauvl00%						
Tax Value:						
Land 35%	1740	1980	1980	1980	1980	1980
Bldg 35%	23450	25740	25740	25740	25740	25770
Totl 35%	25190t	27720t	27720t	27720t	27720t	27750t
Hmstd35%						
Owner Oc	24.44					
Hmstd RB						
Net Tax	1152.28	1139.74	1205.74	1197.80	1197.80	
Sp-Asmnt	21.34	21.34	31.42	31.42		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1005		a	*MAIN
F	BAS1	G		286	1200	b	GRAGE
	CVP	P		117	2690	c	PORCH
	CAN	P		72	580	d	PORCH
	STP	P		30	120	e	PORCH
	DK	P		72	1080	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
216	1	2023-06-05	OLDAKER DONALD LEE III	LWD	149900	4970	67000
542	1	2022-10-19	SALTY DOG INVESTMENTS LLC	LWD *	38500	4970	67000
306	1	2022-06-21	ROCKET MORTGAGE LLC	LSH	32200	4970	67000
444	1	2016-09-30	RAMGE ANDREW & SHELLY	LSD	50000	6540	47710
242	1	1990-03-30		LWD	26600	0	26230
448	1	1989-04-07		LUN *	0	0	26230

Year	Land	Bldg	Total	Net Tax
2021	1740	23450	25190	1156.58
2020	1740	23450	25190	1001.16

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



630 E COOPER ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1005 101150
	Full Upper	FRAME	286 28090
	Basement		1005 18730
	Subtotal		147970
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X	800 sq ft	Basement Finish 8660
Panelled Wall	X X		Garages and Carports 1200
Floor/Carpet	X		Extra Features 4470
Floor/Tile-Lino	X		Total Value 162300
Number of Rooms	2 6		
Bedrooms	3		PUB SIDEWALK
Central Heat	A		Neighborhood:
FORCED AIR			Code: 3620
Plumbing			Dwl/Gar/NC% 1.1200
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 B F	FtxFt	Area	Grade	Cond	Value	Dpr Dpr
		2091		C-	OLD/AV	146070	.55 73620
front lot	acres/	effective	depth	depth	actual	extended	true
	frontage	frontage	factor	rate	rate	value	value
	45.2000	45.00	168	105	120	126	5670 5670