PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-450033.0000 RES
L97 2026

sale

2023 SALTY DOG INVESTMENTS	2022-10-19	
2024 OLDAKER DONALD LEE II	2023-06-05	
2025 OLDAKER DONALD LEE II	2023-06-05	
2026 OLDAKER DONALD LEE III	2023-06-05	FERRIS 33
630 E COOPER ST	1WD	
	$149,900	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

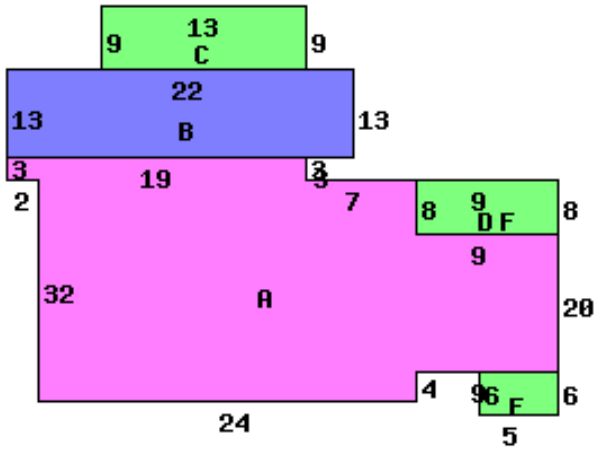
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5660	5660	5660	5660		5660	6540	6530
Bldg100%	73540	73540	73540	73540		73540	101890	101880
Totl100%	79200t	79200t	79200t	79200t		79200t	108430t	108410t
Cauv100%								
Tax Value:								
Land 35%	1980	1980	1980	1980		1980	2290	2290
Bldg 35%	25740	25740	25740	25740		25740	35660	35660
Totl 35%	27720t	27720t	27720t	27720t		27720t	37950t	37940t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1139.74	1205.74	1197.80	1197.80	1197.80			
Sp-Asmnt	21.34	31.42	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:bldg
216	1	2023-06-05	OLDAKER DONALD LEE III	1WD		149900	4970	67000
542	1	2022-10-19	SALTY DOG INVESTMENTS LLC	1WD	*	38500	4970	67000
306	1	2022-06-21	ROCKET MORTGAGE LLC	1SH		32200	4970	67000
444	1	2016-09-30	RAMGE ANDREW & SHELLY	1SD		50000	6540	47710
242	1	1990-03-30		1WD		26600	0	26230
448	1	1989-04-07		1UN	*	0	0	26230

Year	Land	Bldg	Total	Net Tax
2022	1740	23450	25190	1152.28
2021	1740	23450	25190	1156.58

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

			Sq-Ft	Value
Story Height 1				
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%	1.5500
Standard	1							

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		2091		C-	OLD/AV	146070	.55		101880

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	45.2000	45.00	168	105	138	145	6530	6530

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