

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-450111.0000
I99

RES
2025

sale

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

2022 MCGRATH ROGER & LINDA	1999-05-10	
2023 MCGRATH ROGER & LINDA	1999-05-10	
2024 MCGRATH ROGER & LINDA	1999-05-10	
2025 MCGRATH ROGER & LINDA	1999-05-10	FERRIS MID PT 35-36
714 E COOPER ST	LWD	
KENTON OH 43326	\$41,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	3400	3860	3860	3860	3860
Land100%	48800	47400	47400	47400	47400
Bldg100%	52200t	51260t	51260t	51260t	51260t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1190	1350	1350	1350	1350
Bldg 35%	17080	16590	16590	16590	16590
Totl 35%	18270t	17940t	17940t	17940t	17940t
Hmstd35%	18170	17840	17840	17840	17840
Owner Oc	17.62	15.78	15.78	15.72	hmstd 1350 1 16490 b
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	435.62	352.90	346.98	329.82	
Sp-Asmnt	20.95	20.95	28.80	28.80	

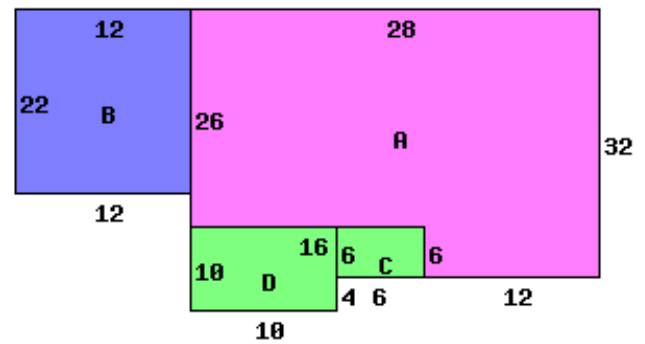
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		800		a	*MAIN
	CAR1	G		264	2070	b	GRAGE
	OFF	P		36	1080	c	PORCH
	DK	P		100	1500	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
258	1	1999-05-10	MCGRATH ROGER & LINDA	LWD	41000	3230	14860
162	1	1993-03-05	BUERGER GARY	LWD *	12333	0	14910
161	1	1993-03-05	BUERGER GARY	IAF *	0	0	14910

Year	Land	Bldg	Total	Net Tax
2021	1190	17080	18270	437.22
2020	1190	17080	18270	378.48

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

2



714 E COOPER ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	800	97750
Shingle	Subtotal	97750
	Main	FRAME
	Roof	GABLE
Plaster/Drywall	D	Air Conditioning 1440
Panelled Wall	X	Garages and Carports 2070
Floor/Hardwood	X	Extra Features 2580
Floor/Carpet	X	Total Value 103840
Floor/Tile-Lino	L	
Number of Rooms	4	PUB ALLEY
Bedrooms	2	
Central Heat	A	Neighborhood:
GRAV-ELEC		Code: 3620
Central A/C	A	Dwl/Gar/NC% 1.1200
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 F/C			Grade	Value	Dpr Dpr	Value
2 Shed	*SV F 0	9X12	108	C-	1951AV	.55	47100
				OLD/FR	93460		300
front lot	acres/	effective	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	value	value
	41.5900	42.00	91	77	120	3860	3860