PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570040.0000 RES
K128 2026

sale

2023	KIPER PROPERTIES LLC	2018-05-11
2024	KIPER PROPERTIES LLC	2018-05-11
2025	KIPER PROPERTIES LLC	2018-05-11
2026	KIPER PROPERTIES LLC	2018-05-11 GARYS 9
	40 GRAPE ST	1WD
		$15,000
	KENTON OH 43326	

Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

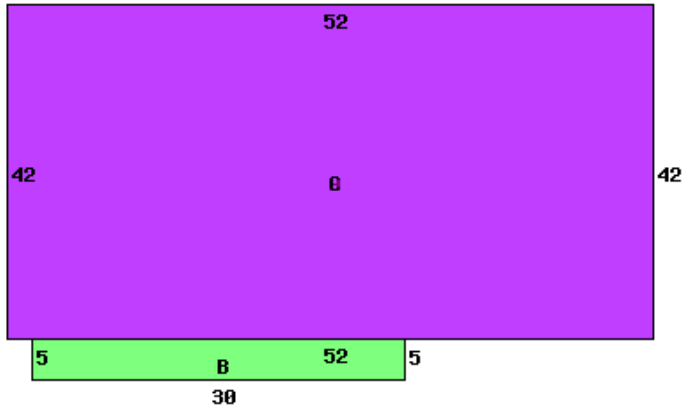
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	7510	7510	7510	7510		7510	8570	8580
Bldg100%	18570	18570	18570	18570		18570	25660	25660
Totl100%	26090t	26090t	26090t	26090t		26090t	34230t	34240t
Cauv100%								
Tax Value:								
Land 35%	2630	2630	2630	2630		2630	3000	3000
Bldg 35%	6500	6500	6500	6500		6500	8980	8980
Totl 35%	9130t	9130t	9130t	9130t		9130t	11980t	11980t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	375.40	397.14	394.50	394.50	394.50			
Sp-Asmnt	39.03	44.17	44.17	44.17				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
	BAS2	G		2184	1300	a	GRAGE
	STP	P		150	600	b	PORCH
1	CB	M		2184		c	*MAIN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
208	1	2018-05-11	KIPER PROPERTIES LLC	1WD	15000	5340	45940
878	1	1990-10-31		1UN *	23000	0	16430

Year	Land	Bldg	Total	Net Tax
2022	1960	6130	8090	377.90
2021	1960	6130	8090	379.28

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



40 GRAPE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2184	147460
	Basement		2184	40250
	Subtotal			187710
Composition	Roof	FLAT		

B 1 2 U A

Plaster/Drywall		X	1 /	Extra Living Units	3500
Unfinished Wall	X			Plumbing	3500
Floor/Pine		X		Garages and Carports	1300
Number of Rooms	1	9		Extra Features	600
Bedrooms		4		Total Value	196610
Central Heat		A		PUB PAVED ST/RD	
FORCED AIR				PUB SIDEWALK	
Plumbing					
Standard	2			Neighborhood:	
				Code:	3630
				Dwl/Gar/NC%	1.4500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 CB		2184		D	OLD/AV	157290	.55	.75	25660

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	120	89	161	143	8580	8580

Call Back: Sign: PSN Date: 2015-12-02 Lister: