

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570040.0000
K128

RES
2025

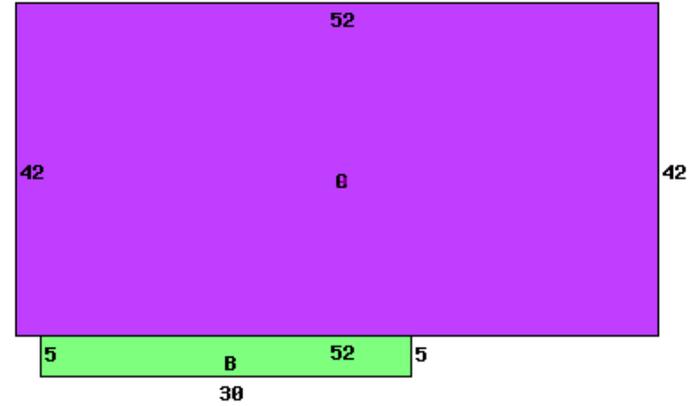
sale

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

2022 KIPER PROPERTIES LLC	2018-05-11	
2023 KIPER PROPERTIES LLC	2018-05-11	
2024 KIPER PROPERTIES LLC	2018-05-11	
2025 KIPER PROPERTIES LLC	2018-05-11	GARYS 9
40 GRAPE ST		1WD
KENTON OH 43326	\$15,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	520	520	520	520	520
Acres					
Land100%	5600	7510	7510	7510	7500
Bldg100%	17510	18570	18570	18570	18560
Totl100%	23110t	26090t	26090t	26090t	26060t
Cauvl00%					
Tax Value:					
Land 35%	1960	2630	2630	2630	2630
Bldg 35%	6130	6500	6500	6500	6500
Totl 35%	8090t	9130t	9130t	9130t	9120t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	377.90	375.40	397.14	394.50	
Sp-Asmnt	39.03	39.03	44.17	44.17	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
1	BAS2	G		2184	1100	a	GRAGE		
	STP	P		150	600	b	PORCH		
	CB	M		2184		c	*MAIN		
Sale#	#p	sale date	To			Type/Invalid?	Sale\$	co:land	co:blgd
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					
2021	1960	6130	8090	379.28					
2020	1960	6130	8090	329.44					
p r o j e c t			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	
Story Height 1	Sq-Ft	Value
Floor Level	2184	147460
Composition	2184	40250
	Subtotal	187710
	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 1100
Number of Rooms	1 9	Extra Features 600
Bedrooms	4	Total Value 196410
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		PUB SIDEWALK
Plumbing		
Standard	2	Neighborhood:
		Code: 3630
		Dwl/Gar/NC% 1.0500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 CB	FtxFt	2184	Rate	D	Cond	Value	Dpr	Dpr	Value
	acres/	effective	depth	depth	actual	effective	extended	value	true	value
front lot	frontage	frontage	factor	rate	rate	rate	value	value	value	value
	60.0000	60.00	120	89	140	125	7500	7500		