

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570040.0000
K128

RES
2025

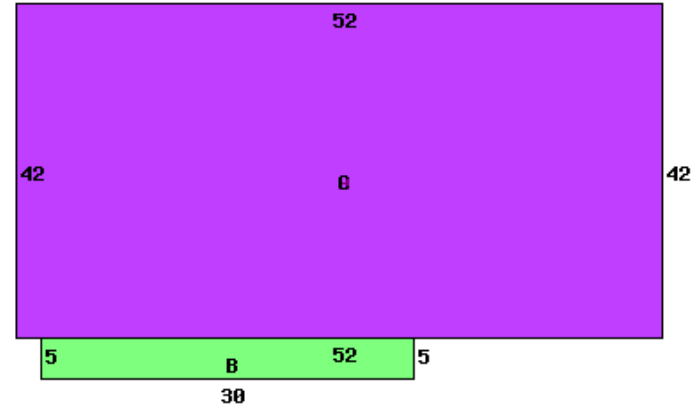
sale

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 | 5600 | 7510 | 7510 | 7510 | 7500 |
| Land100% | 17510 | 18570 | 18570 | 18570 | 18580 |
| Bldg100% | 23110t | 26090t | 26090t | 26090t | 26080t |
| Totl100% | | | | | |
| Cauvl00% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 1960 | 2630 | 2630 | 2630 | 2630 |
| Bldg 35% | 6130 | 6500 | 6500 | 6500 | 6500 |
| Totl 35% | 8090t | 9130t | 9130t | 9130t | 9130t |
| 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 | 1300 | 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 | | | | | |
| 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 | |
| Story Height 1 | Sq-Ft | Value |
| 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% 1.0500 |

| | | | | | | | | | |
|------------|----------|-----------|--------|--------|-----------|-----------|----------|-------|-------|
| Bldg Type | SHB+Cons | DixHt | Unit | Grade | Blt/Renov | Replace | Phy | Fnc | True |
| 1 DWELLING | 1 CB | FtxFt | Area | Rate | Cond | Value | Dpr | Dpr | Value |
| | | 2184 | 2184 | | D | 157290 | .55 | .75 | 18580 |
| front lot | acres/ | effective | depth | depth | actual | effective | extended | true | |
| | frontage | frontage | factor | factor | rate | rate | value | value | |
| | 60.0000 | 60.00 | 120 | 89 | 140 | 125 | 7500 | 7500 | |