PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-730061.0000 RES
I65 2026

sale

2023 ZUCHETTO ROBERT D & R	2001-12-11	
2024 ZUCHETTO ROBERT D & R	2001-12-11	
2025 ZUCHETTO ROBERT D & R	2001-12-11	
2026 ZUCHETTO ROBERT D & ROS	2001-12-11	FOREST HTS PT VAC ALLEY
820 E COOPER ST	1WD 61	
	$55,500	
KENTON OH 43326		

2028 HOWELL COREY J & TARA L	2026-02-23	
820 E COOPER ST	8SD	
KENTON OH 43326		

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

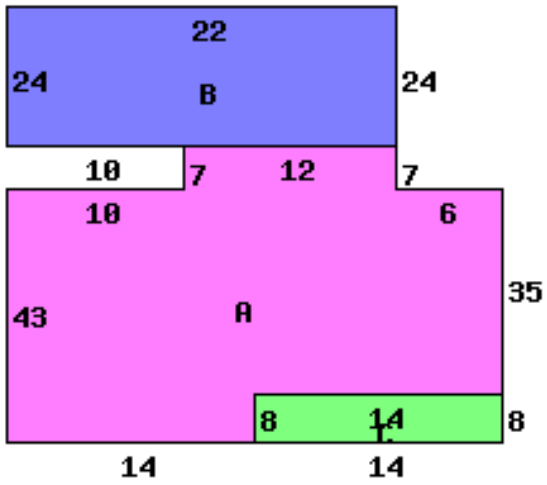
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4460	4460	4460	4460		4460	5170	5160
Bldg100%	75060	75060	75060	75060		75060	103890	103890
Totl100%	79510t	79510t	79510t	79510t		79510t	109060t	109050t
Cauv100%								
Tax Value:								
Land 35%	1560	1560	1560	1560		1560	1810	1810
Bldg 35%	26270	26270	26270	26270		26270	36360	36360
Totl 35%	27830t	27830t	27830t	27830t		27830t	38170t	38170t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1144.26	1210.52	1202.56	1202.56	1202.56			
Sp-Asmnt	21.10	31.45	31.45	31.45				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1176		a	*MAIN
	F2	G		528	12670	b	GRAGE
	EFP	P		112	4480	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
56	8	2026-02-23	HOWELL COREY J & TARA L	8SD		720000	4460	75060
669	1	2001-12-11	ZUCHETTO ROBERT D & ROSE	1WD		55500	3540	34110
782	1	1994-08-25	MCKENZIE OKA IRENE	1CT	*	0	0	39310
469	1	1993-06-04	MCKENZIE CHARLEY & OKA I	1WD		35000	0	24230
463	1	1993-06-03	MCKENZIE CHARLEY & OKA I	1WD		0	0	24230
749	0	1987-08-31			*	33175	0	24230
325	0	1987-05-01			*	0	0	26510

Year	Land	Bldg	Total	Net Tax
2022	1380	19220	20600	962.30
2021	1380	19220	20600	965.78

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



820 E COOPER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1176	104180
	Subtotal			104180
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Air Conditioning	2090
Floor/Hardwood	X	Plumbing	700
Floor/Carpet	X	Garages and Carports	12670
Number of Rooms	5	Extra Features	4480
Bedrooms	3	Total Value	124120
Central Heat	A	PUB ALLEY	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	3620
Standard	1	Dwl/Gar/NC%	1.5500
Extra Fixture	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 F/C		1176		C-	OLD/GD	111710	.40		103890

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	43.0000	43.00	115	87	138	120	5160	5160

Call Back: Sign: PSN Date: 2015-02-26 Lister:

36-730061.0000-v082020R