PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-730120.0000 RES
I53 2024

sale

2021	DOWNING CHAD A	2019-08-15
2022	DOWNING CHAD A	2019-08-15
2023	DOWNING CHAD A	2019-08-15
2024	DOWNING CHAD A	2019-08-15 EASTGATE SUB #1 LOT 13
	1104 COOPER ST	1WD
		$60,000
	KENTON OH 43326	

Eff Rate: – 50.76 — 50.59 — 44.66 — 47.03 — a/r

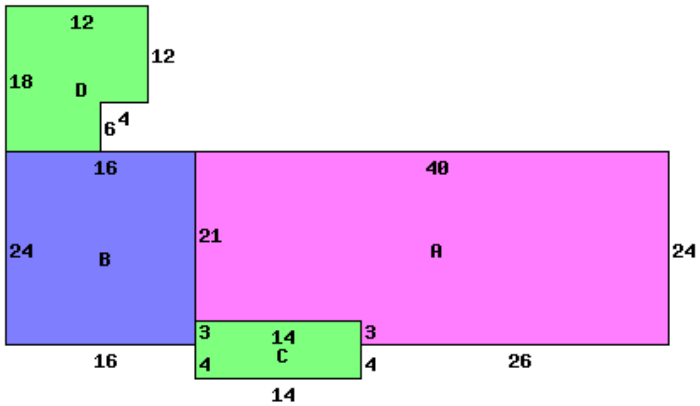
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	8570	8570	9800	9800	9790
Bldg100%	80310	80310	84460	84460	84460
Totl100%	88890t	88890t	94260t	94260t	94250t
Cauv100%					
Tax Value:					
Land 35%	3000	3000	3430	3430	3430
Bldg 35%	28110	28110	29560	29560	29560
Totl 35%	31110t	31110t	32990t	32990t	32990t
Hmstd35%					
Owner Oc	30.18	30.18	29.20	29.16	
Hmstd RB					
Net Tax	1428.36	1423.08	1327.22	1405.82	
Sp-Asmnt	126.32	21.66	21.66	32.83	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		918		a	*MAIN
	F	G		384	9220	b	GRAGE
	OFP	P		98	2940	c	PORCH
	DK	P		192	2880	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
349	1	2019-08-15	DOWNING CHAD A	1WD	60000	8170	65430
606	1	2001-11-19	DYER MATILDA M	1DD	49500	8570	55570
470	1	1992-05-21		1UN *	50750	0	9800

Year	Land	Bldg	Total	Net Tax
2020	3000	28110	31110	1236.48
2019	2860	22900	25760	1014.38

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024			
500 HARDIN COUNTY LANDFILL	XA/2024			



1104 COOPER ST 43326

Occupancy 1 Single Family

Story Height 1
Floor Level Main FRAME
Subtotal
Shingle Roof GABLE

B 1 2 U A

Plaster/Drywall	X
Floor/Carpet	X
Number of Rooms	5
Bedrooms	3
Central Heat	A
ELECTRIC	
Plumbing	
Standard	1

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	918	100540
		100540

Garages and Carports	9220
Extra Features	5820
Total Value	115580

PUB PAVED ST/RD

Neighborhood:
Code: 3740
Dwl/Gar/NC% 1.1600

	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		918		C-	1991FR	104020	.30		84460

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	96.8400	95.00	112	86	120	103	9790	9790

Call Back: Sign: PSN Date: 2015-02-26 Lister: 36-730120.0000-v082020R