PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-730120.0000 RES
I53 2026

sale

2023 DOWNING CHAD A	2019-08-15	
2024 DOWNING CHAD A	2019-08-15	
2025 DOWNING CHAD A	2019-08-15	
2026 DOWNING CHAD A	2019-08-15	EASTGATE SUB #1 LOT 13
1104 COOPER ST	1WD	
	$60,000	
KENTON OH 43326		

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

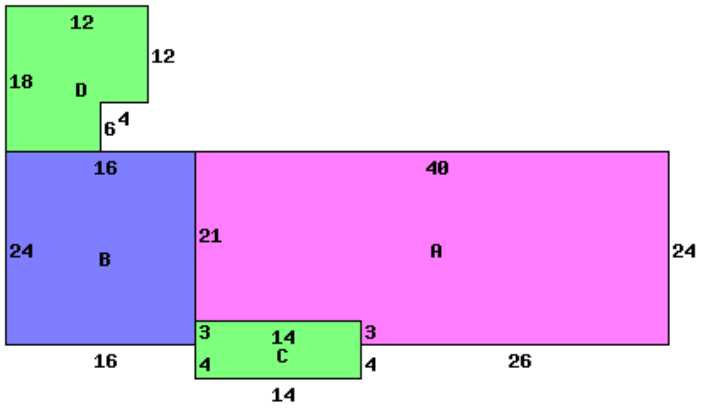
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	9800	9800	9800	9800		9800	9800	9790
Bldg100%	84460	84460	84460	84460		84460	112860	112860
Totl100%	94260t	94260t	94260t	94260t		94260t	122660t	122650t
Cauv100%								
Tax Value:								
Land 35%	3430	3430	3430	3430		3430	3430	3430
Bldg 35%	29560	29560	29560	29560		29560	39500	39500
Totl 35%	32990t	32990t	32990t	32990t		32990t	42930t	42930t
Hmstd35%								
Owner Oc	29.20	29.16	29.08	29.08	29.08			
Hmstd RB								
Net Tax	1327.22	1405.82	1396.44	1396.44	1396.44			
Sp-Asmnt	21.66	32.83	32.83	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
2022	3000	28110	31110	1423.08
2021	3000	28110	31110	1428.36

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



1104 COOPER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	918	100540
	Subtotal			100540
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Garages and Carports	9220
Floor/Carpet	X	Extra Features	5820
Number of Rooms	5	Total Value	115580
Bedrooms	3		
		PUB PAVED ST/RD	
Central Heat	A		
ELECTRIC		Neighborhood:	
Plumbing		Code:	3740
Standard	1	Dwl/Gar/NC%	1.5500

	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		112860

	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: