PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300001.0000 RES
F137 2026

## sale

| | | |
|---|---|---|
| 2023 | RISH DON F & MERRI BE | 2018-07-03 |
| 2024 | RISH DON F & MERRI BE | 2018-07-03 |
| 2025 | RISH DON F & MERRI BE | 2018-07-03 |
| 2026 | RISH DON F & MERRI BETH | 2018-07-03 CARYS W E 1/2 7 |
| | 815 KOHLER ST | 1SD |
| | | $25,900 |
| | KENTON OH 43326 | |

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

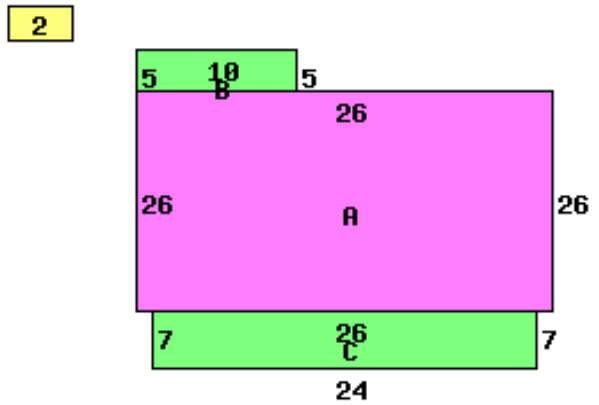
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 5940 | 5940 | 5940 | 5940 | | 5940 | 6860 | 6860 |
| Bldg100% | 31830 | 31830 | 31830 | 31830 | | 31830 | 43770 | 43780 |
| Totl100% | 37770t | 37770t | 37770t | 37770t | | 37770t | 50630t | 50640t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2080 | 2080 | 2080 | 2080 | | 2080 | 2400 | 2400 |
| Bldg 35% | 11140 | 11140 | 11140 | 11140 | | 11140 | 15320 | 15320 |
| Totl 35% | 13220t | 13220t | 13220t | 13220t | | 13220t | 17720t | 17720t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 11.70 | 11.68 | 11.66 | 11.66 | 11.66 | | | |
| Hmstd RB | 368.96 | 417.58 | 429.66 | 429.66 | 429.66 | | | |
| Net Tax | 162.90 | 145.78 | 129.92 | 129.92 | 129.92 | | | |
| Sp-Asmnt | 22.00 | 18.00 | 21.00 | 21.00 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 676 | | a | *MAIN |
| | OFP | P | | 50 | 1500 | b | PORCH |
| | OFP | P | | 168 | 5040 | c | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 322 | 1 | 2018-07-03 | RISH DON F & MERRI BETH | 1SD | 25900 | 3970 | 30800 |
| 307 | 1 | 2005-05-20 | COULSON REBECCA L | 1WD | 25000 | 3770 | 24260 |
| 204 | 0 | 1988-03-21 | | * | 0 | 0 | 17000 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 1460 | 13090 | 14550 | 265.34 |
| 2021 | 1460 | 13090 | 14550 | 266.32 |

| project | | ben acres | / % | factor |
|---|---|---|---|---|
| 235 KELLOGG #983 - BLANCHARD | XA/2025 | | | |
| 500 HARDIN COUNTY LANDFILL | XA/2025 | | | |




815 KOHLER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 676 | 87450 |
| | Subtotal | | | 87450 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X | Extra Features | 6540 |
| Floor/Pine | X | Total Value | 93990 |
| Number of Rooms | 4 | | |
| Bedrooms | 1 | PUB PAVED ST/RD | |
| Central Heat | A | Neighborhood: | |
| FORCED AIR | | Code: | 3670 |
| Plumbing | | Dwl/Gar/NC% | 1.5000 |
| Standard | 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 | | 676 | | D+ | 1950FR | 79890 | .65 | | 41940 |
| 2 | Garage | | 16X20 | 320 | | D | 1950VP | 6140 | .80 | | 1840 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 66.0000 | 66.00 | 86 | 75 | 138 | 104 | 6860 | 6860 |

Call Back: Sign: PSN Date: 2015-12-04 Lister:

36-300001.0000-v082020R