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

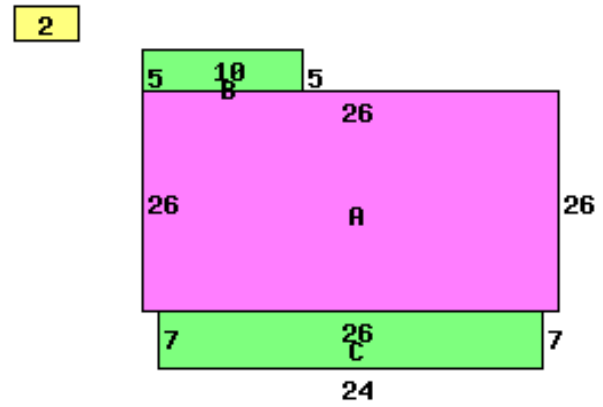
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5940	5940	5940	5940		5940	6860	6860
Bldg100%	31830	31830	31830	31830		31830	43770	43780
Totl100%	37770t	37770t	37770t	37770t		37770t	50630t	50640t
Cauv100%								
Tax Value:								
Land 35%	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