

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-320003.0000
Y15

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022	HOLLAND JEREMY F	2007-07-02	
2023	ALLSTATE FINANCIAL SE	2022-07-01	
2024	INTERSTATE REALTY HOL	2023-03-15	
2025	INTERSTATE REALTY HOLDI	2023-03-15	MILLS PT VAC ALLEY 7-8
	230 & 230 1/2 KOHLER ST	2QC	
	KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	
Prop Cls	530	530	530	530	CAMA 530
Acres					
Land100%	4660	6710	6710	6710	6720
Bldg100%	64460	89370	89370	89370	89380
Totl100%	69110t	96090t	96090t	96090t	96100t
Cauv100%					

2027	INTERSTATE REALTY HOLDI	2026-04-03	
	230 & 230 1/2 KOHLER ST	WD	
	KENTON OH 43326		

Tax Value:					
Land 35%	1630	2350	2350	2350	2350
Bldg 35%	22560	31280	31280	31280	31280
Totl 35%	24190t	33630t	33630t	33630t	33640t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1130.00	1382.76	1462.82	1453.18	
Sp-Asmnt	62.59	70.59	68.03	68.03	

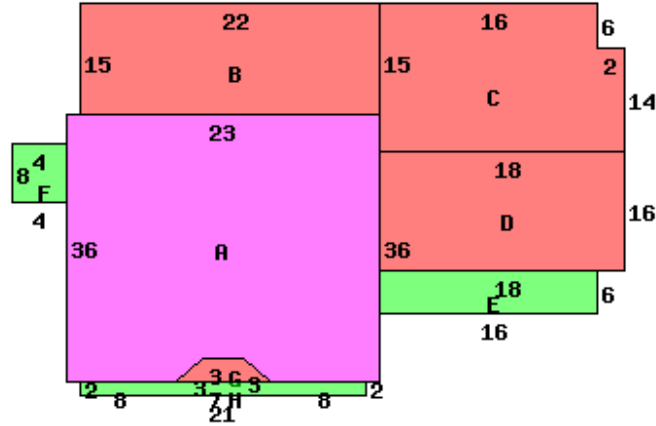
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		813		a	*MAIN
1	F/C	A		330		b	ADDTN
1	F/C	A		348		c	ADDTN
2	F/C	A		288		d	ADDTN
	OPF	P		96	2880	e	PORCH
	DK	P		32	480	f	PORCH
F	F	A		15		g	ADDTN
	CAN	P		42	340	h	PORCH

#: 4 L/W
363200040000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
155	16	2026-04-03	INTERSTATE REALTY HOLDING	WD *	0	6710	89370
107	2	2023-03-15	INTERSTATE REALTY HOLDING	2QC *	0	4660	64460
337	1	2022-07-01	ALLSTATE FINANCIAL SERVIC	LWD	76000	4660	64460
336	1	2007-07-02	HOLLAND JEREMY F	LWD	64500	4090	1000
121	2	1999-03-18	RIGDON J DAVID	2WD	100000	3910	1000
275	2	1995-04-13	HOLBROOK KENNETH	WD	5000	3910	1000
52	1	1991-01-23		1UN *	0	0	19600
1008	1	1989-11-29		1UN *	0	0	19600

Year	Land	Bldg	Total	Net Tax
2021	1630	22560	24190	1134.12
2020	1630	22560	24190	985.06

p r o j e c t		ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL			XA/2025
921	BLANCHARD RIVER MAINT			XA/2023
902	MAIN DISTRICT CONSERVANCY			XA/2025
131	BLANCHARD RIVER MAINT			XA/2025



230 230 1/2 KOHLER ST 43326

Occupancy 3 Tri-plex		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1779 129850
	Full Upper	FRAME	1116 61760
	Subtotal		191610
Shingle	Roof	GABLE	
B 1 2 U A			
Plaster/Drywall	D D	2 /	Extra Living Units 7000
Floor/Carpet	X X		Air Conditioning 5080
Number of Rooms	6 4		Plumbing 7000
			Extra Features 3700
Central Heat	A		Total Value 214390
FORCED AIR			
Central A/C	A		PUB PAVED ST/RD
Plumbing			PUB SIDEWALK
Standard	3		
			Neighborhood:
			Code: 3670
			Dwl/Gar/NC% 1.0900

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
		2895		C	OLD/AV	.55	.15	89380
front lot	acres/	effective	depth	depth	actual	extended	value	true
	frontage	frontage	factor	rate	rate	value	value	value
	65.8700	60.00	131	93	120	112	6720	6720