PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-320003.0000 RES
Y15 2026

sale

2023 ALLSTATE FINANCIAL SE	2022-07-01	
2024 INTERSTATE REALTY HOL	2023-03-15	
2025 INTERSTATE REALTY HOL	2023-03-15	
2026 INTERSTATE REALTY HOLDI	2023-03-15	MILLS PT VAC ALLEY 7-8
230 &230 1/2 KOHLER ST	2QC	
	$0	
KENTON OH 43326		

2028 INTERSTATE REALTY HOLDI	2026-04-03	
230 & 230 1/2 KOHLER ST	WD	
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	530	530	530	530	0	530	530	530
Acres								
Land100%	6710	6710	6710	6710		6710	7690	7680
Bldg100%	89370	89370	89370	89370		89370	123000	123010
Totl100%	96090t	96090t	96090t	96090t		96090t	130690t	130690t
Cauv100%								
Tax Value:								
Land 35%	2350	2350	2350	2350		2350	2690	2690
Bldg 35%	31280	31280	31280	31280		31280	43050	43050
Totl 35%	33630t	33630t	33630t	33630t		33630t	45740t	45740t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1382.76	1462.82	1453.18	1453.18	1453.18			
Sp-Asmnt	70.59	68.03	68.03	68.03				

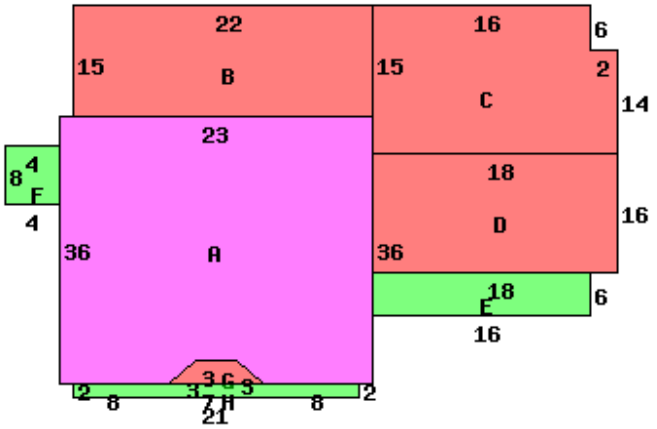
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		813		a	*MAIN
1	F/C	A		330		b	ADDTN
1	F/C	A		348		c	ADDTN
2	F/C	A		288		d	ADDTN
	OFP	P		96	2880	e	PORCH
	DK	P		32	480	f	PORCH
F	F	A		15		g	ADDTN
	CAN	P		42	340	h	PORCH

#: 4 L/W
3632000040000

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	1WD		76000	4660	64460
336	1	2007-07-02	HOLLAND JEREMY F	1WD		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
2022	1630	22560	24190	1130.00
2021	1630	22560	24190	1134.12

project		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

			Sq-Ft	Value
Story Height 2				
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%	1.5000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		2895		C	OLD/AV	214390	.55	.15	123010

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	65.8700	60.00	131	93	138	128	7680	7680

Call Back: Sign: PSN Date: 2015-04-23 Lister: