

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-320005.0000  
Y16

RES  
2025

sale

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

2022 CWB RENTAL PROPERTIES	2010-06-24
2023 CWB RENTAL PROPERTIES	2010-06-24
2024 CWB RENTAL PROPERTIES	2010-06-24
2025 CWB RENTAL PROPERTIES L	2010-06-24 MILLS PT 7-8
226 KOHLER ST	LWD
KENTON OH 43326	\$48,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	4260	6110	6110	6110	6100
Land100%	58860	84660	84660	84660	84670
Bldg100%	63110t	90770t	90770t	90770t	90770t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1490	2140	2140	2140	2140
Bldg 35%	20600	29630	29630	29630	29630
Totl 35%	22090t	31770t	31770t	31770t	31770t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1031.90	1306.28	1381.92	1372.80	
Sp-Asmnt	24.00	32.00	24.00	27.00	

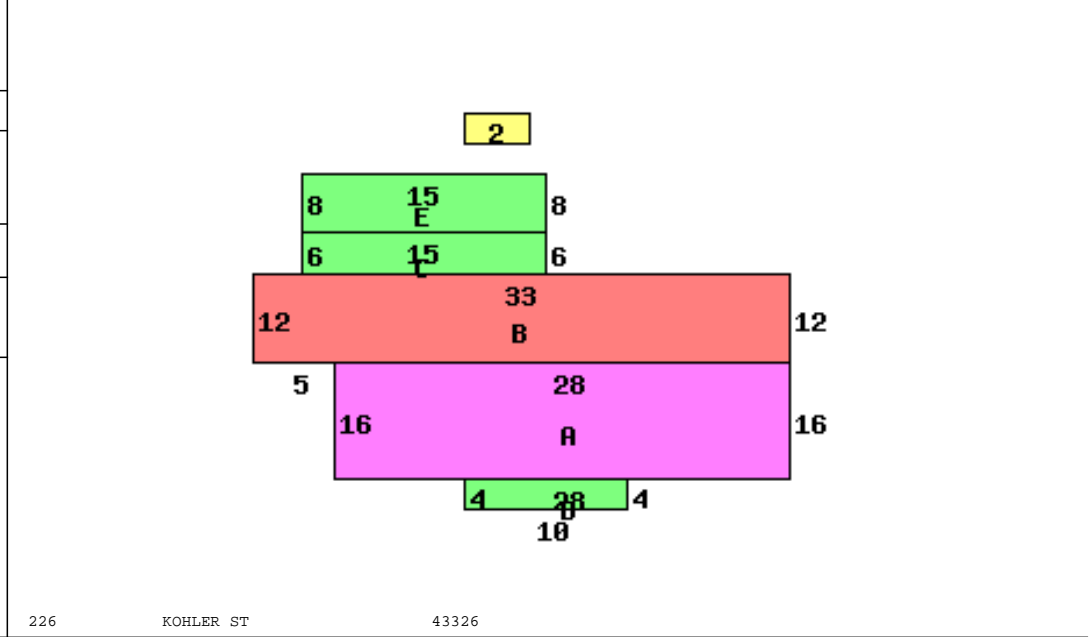
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		448		a	*MAIN
1	F	A		396		b	ADDTN
	EFP	P		90	3600	c	PORCH
	OPF	P		40	1200	d	PORCH
	FAT	P		120	360	e	PORCH

#: 6 L/W  
363200060000

Sale#	#p	sale date	To	Type/Invalid?	Sales\$	co:land	co:blgd
293	1	2010-06-24	CWB RENTAL PROPERTIES LLC	LWD *	48000	4000	46540
24	1	2010-01-19	HOME SAVINGS & LOAN CO TH	LQC *	0	4000	46540
186	1	1998-04-09	CAVINEE SCOTT W & SHANNO	LWD	40000	3570	12140
409	1	1995-05-18	RISNER KENNETH O & LORIL	FD	10000	3600	11600
69	1	1991-01-30		LUN *	0	0	17230

Year	Land	Bldg	Total	Net Tax
2021	1490	20600	22090	1035.64
2020	1490	20600	22090	899.54

Project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
235 KELLOGG #983 - BLANCHARD			XA/2025



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	844	100000
	Full Upper	448	40160
	Basement	396	7650
	Subtotal		147810
Metal	Roof		
	Plaster/Drywall	X X	Air Conditioning 2370
	Unfinished Wall	X	Extra Features 5160
	Floor/Pine	X X	Total Value 155340
	Floor/Carpet	X X	
	Floor/Concrete	X	PUB PAVED ST/RD
	Floor/Tile-Lino	X	PUB SIDEWALK
	Number of Rooms	1 4 3	
	Bedrooms	3	Neighborhood:
	Central Heat	A	Code: 3670
	Central A/C	A	Dwl/Gar/NC% 1.0900
	Plumbing		
	Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C	24X30	1292	Rate	C	COND/AV	155340	.55	Dpr	76190
2 Garage			720		C	1998AV	17280	.55	Dpr	8480
front lot	acres/	effective	depth	actual	effective	extended	true			
	frontage	frontage	depth	factor	rate	value	value			
	53.7500	54.00	132	94	120	6100	6100			