

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-320005.0000  
Y16

RES  
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020 CWB RENTAL PROPERTIES	2010-06-24
2021 CWB RENTAL PROPERTIES	2010-06-24
2022 CWB RENTAL PROPERTIES	2010-06-24
2023 CWB RENTAL PROPERTIES L	2010-06-24 MILLS PT 7-8
226 KOHLER ST	LWD
KENTON OH 43326	\$48,000 07.1-05-32-005

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4260	4260	4260	6110	6100
Bldg100%	58860	58860	58860	84660	84670
Totl100%	63110t	63110t	63110t	90770t	90770t
Cauvl00%					
Tax Value:					
Land 35%	1490	1490	1490	2140	2140
Bldg 35%	20600	20600	20600	29630	29630
Totl 35%	22090t	22090t	22090t	31770t	31770t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	899.54	1035.64	1031.90	1306.28	
Sp-Asmnt	125.52	24.00	24.00	32.00	

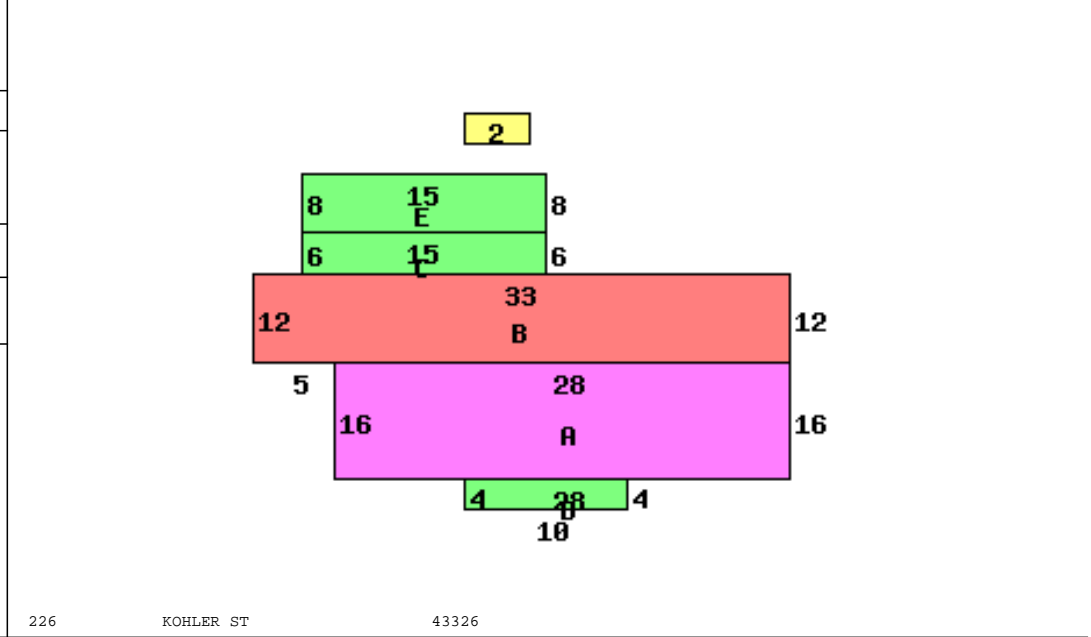
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		448			
1 B	F	A		396		b	ADDTN
	EFP	P		90	3600	c	PORCH
	OPF	P		40	1200	d	PORCH
	FAT	P		120	360	e	PORCH

#: 6 L/W  
363200060000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	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
2019	1420	16470	17890	704.50
2018	1420	16470	17890	705.20

Project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2023
921 BLANCHARD RIVER MAINT			XA/2023



226 KOHLER ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	844 100000
	Full Upper	FRAME	448 40160
	Basement		396 7650
	Subtotal		147810
Metal	Roof	HIP	
	B 1 2 U A		
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:	
		Code:	3670
Central Heat	A	Dwl/Gar/NC%	1.0900
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C	24X30	1292	C	OLD/AV	.55		76190
2 Garage		720		C	1998AV	.55		8480
front lot		effective	depth	actual	effective	extended	true	
53.7500	54.00	132	94	120	113	6100	6100	

Call Back:	Sign: PSN Date: 2015-04-23	Lister:	36-320005.0000-v082020R
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