

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

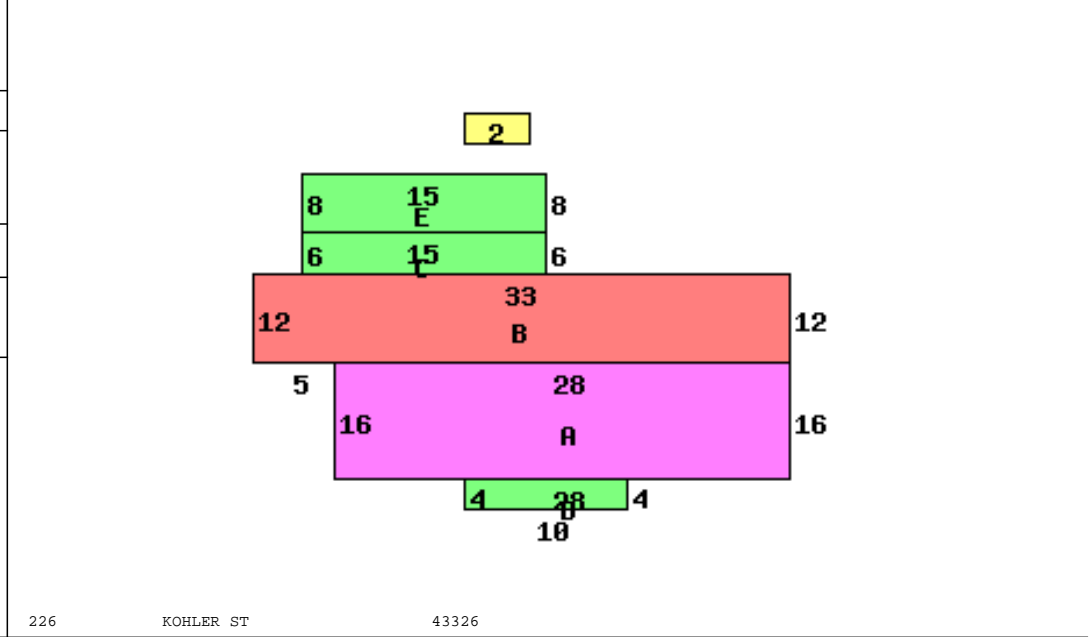
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		448			
1	F	A		396		b	ADDTN
	EFP	P		90	3600	c	PORCH
	OPF	P		40	1200	d	PORCH
	FAT	P		120	360	e	PORCH

#: 6 L/W
363200060000

Sale#	#p	sale date	To	Type/Invalid?	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
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



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	1292	Grade	Cond	Value	Dpr	Dpr	Value
2 Garage		24X30	Rate	1998AV	155340	.55		76190
		effective	depth	actual	effective	extended	true	
front lot	53.7500	54.00	132	94	120	113	6100	6100