

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-320005.0000  
Y16

RES  
2025

sale

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

Eff Rate:-	50.59	44.66	47.03	46.74	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	510	510	510	510	510
Acres					
Land100%	4260	6110	6110	6110	6100
Bldg100%	58860	84660	84660	84660	84670
Totl100%	63110t	90770t	90770t	90770t	90770t
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	1372.80
Sp-Asmnt	24.00	32.00	24.00	27.00	

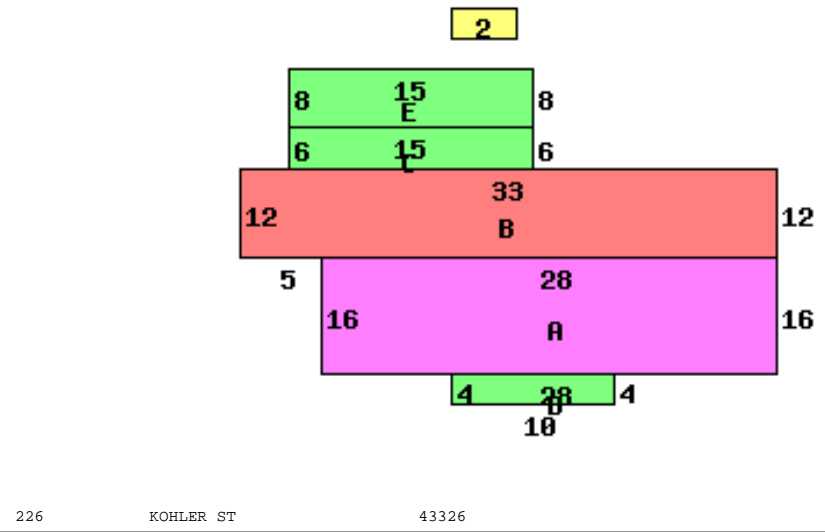
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		448		a	*MAIN
1	F	A		396		b	ADDTN
	EFP	P		90	3600	c	PORCH
	OPF	P		40	1200	d	PORCH
	FAT	P		120	360	e	PORCH

#: 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	FRAME 844 100000
Full Upper	FRAME 448 40160
Basement	396 7650
Subtotal	147810
Metal Roof	HIP
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
Central Heat	A Neighborhood: Dwl/Gar/NC% 1.0900
Central A/C	A Code: 3670
Plumbing Standard	1

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C	24X30	720	C	OLD/AV	155340	.55	Dpr	76190
2 Garage				C	1998AV	17280	.55	Dpr	8480
front lot	53.7500	54.00	132	94	120	113	6100	6100	6100

226	KOHLER ST	43326
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