PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-320005.0000 RES
Y16 2026

sale

2023 CWB RENTAL PROPERTIES	2010-06-24	
2024 CWB RENTAL PROPERTIES	2010-06-24	
2025 CWB RENTAL PROPERTIES	2010-06-24	
2026 CWB RENTAL PROPERTIES L	2010-06-24	MILLS PT 7-8
226 KOHLER ST	1WD	
	$48,000	
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	510	510	510	510	0	510	510	510
Acres								
Land100%	6110	6110	6110	6110		6110	7030	7020
Bldg100%	84660	84660	84660	84660		84660	116510	116520
Totl100%	90770t	90770t	90770t	90770t		90770t	123540t	123540t
Cauv100%								
Tax Value:								
Land 35%	2140	2140	2140	2140		2140	2460	2460
Bldg 35%	29630	29630	29630	29630		29630	40780	40780
Totl 35%	31770t	31770t	31770t	31770t		31770t	43240t	43240t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1306.28	1381.92	1372.80	1372.80	1372.80			
Sp-Asmnt	32.00	24.00	27.00	27.00				

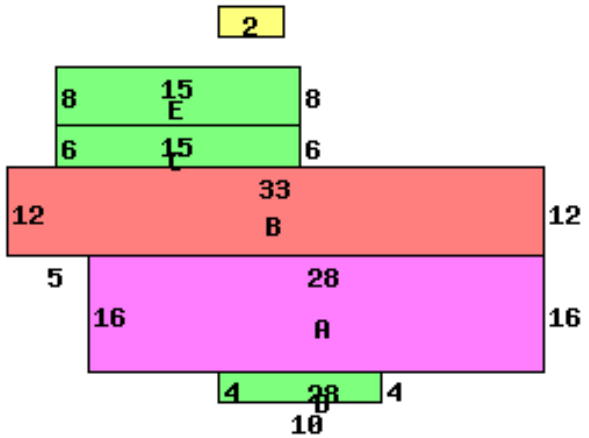
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		448		a	*MAIN
1 B	F	A		396		b	ADDTN
	EFP	P		90	3600	c	PORCH
	OFP	P		40	1200	d	PORCH
	PAT	P		120	360	e	PORCH

#: 6 L/W
3632000600000

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

Year	Land	Bldg	Total	Net Tax
2022	1490	20600	22090	1031.90
2021	1490	20600	22090	1035.64

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

			Sq-Ft	Value
Story Height 2				
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		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X	X		
Floor/Concrete	X				
Floor/Tile-Lino		X			
Number of Rooms		1	4	3	
Bedrooms			3		
Central Heat		A			
Central A/C		A			
Plumbing					
Standard		1			

Air Conditioning	2370
Extra Features	5160
Total Value	155340
PUB PAVED ST/RD	
PUB SIDEWALK	
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		1292		C	OLD/AV	155340	.55		104860
2	Garage		24X30	720		C	1998AV	17280	.55		11660

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	53.7500	54.00	132	94	138	130	7020	7020

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

36-320005.0000-v082020R