PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-320007.0000 RES
Y17 2026

sale

2023 SMITH COURTNEY C	2013-07-03	
2024 SMITH COURTNEY C	2013-07-03	
2025 WIRBEL COREY A & SARA	2024-09-16	
2026 WIRBEL COREY A & SARAH	2024-09-16	MILLS PT 7-8
200 KOHLER ST	1SD	
	$125,000	
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%	6060	6060	6060	6060		6060	6910	6910
Bldg100%	75430	75430	75430	75430		75430	103800	103800
Totl100%	81490t	81490t	81490t	81490t		81490t	110710t	110710t
Cauv100%								
Tax Value:								
Land 35%	2120	2120	2120	2120		2120	2420	2420
Bldg 35%	26400	26400	26400	26400		26400	36330	36330
Totl 35%	28520t	28520t	28520t	28520t		28520t	38750t	38750t
Hmstd35%								
Owner Oc	25.24	25.22						
Hmstd RB								
Net Tax	1147.40	1215.32	1232.36	1232.36	1232.36			
Sp-Asmnt	32.00	24.00	24.00	24.00				

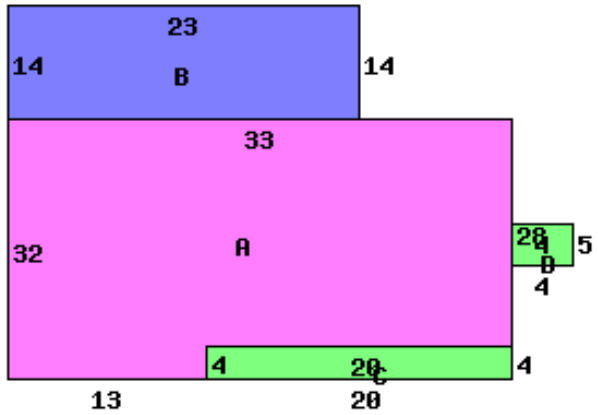
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		976		a	*MAIN
	F	G		322	7730	b	GRAGE
	OFP	P		80	2400	c	PORCH
	STP	P		20	80	d	PORCH

#: 8 L/W
363200080000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
396	1	2024-09-16	WIRBEL COREY A & SARAH E	1SD		125000	6060	75430
306	1	2013-07-03	SMITH COURTNEY C	1QC	*	0	4800	56770
45	1	2010-02-03	SMITH COURTNEY C	1WD		65000	3940	64890
126	1	2004-03-08	BLANCHARD RONALD B TRUST	1WD		56000	3340	52740
408	1	1995-05-18	RISNER KARA J	FD		33000	3510	30000
69	1	1991-01-30		1UN	*	0	0	30800

Year	Land	Bldg	Total	Net Tax
2022	1470	23050	24520	1121.64
2021	1470	23050	24520	1125.80

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
131 BLANCHARD RIVER MAINT	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			



200 KOHLER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	976	102460
	Basement		976	18200
	Subtotal			120660
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	1700
Unfinished Wall	X	Garages and Carports	7730
Floor/Hardwood	X	Extra Features	2480
Floor/Pine	X	Total Value	132570
Floor/Carpet	X		
Number of Rooms	1 4	PUB PAVED ST/RD	
Bedrooms	2	PUB SIDEWALK	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3670
Central A/C	A	Dwl/Gar/NC%	1.5000
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		976		C-	1962AV	119310	.42		103800

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	53.7500	54.00	131	93	138	128	6910	6910

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

36-320007.0000-v082020R