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 | | | | |

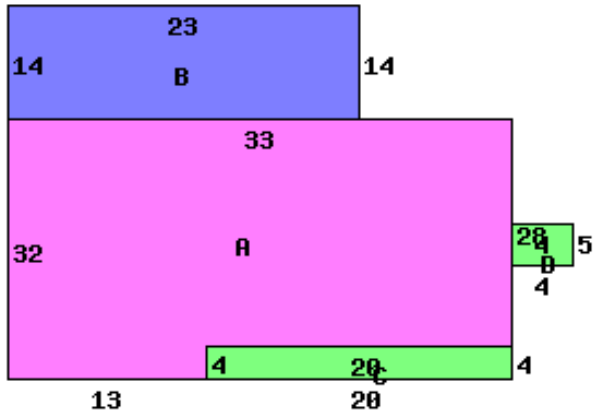
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 976 | | a | *MAIN |
| | F | G | | 322 | 7730 | b | GRAGE |
| | OFP | P | | 80 | 2400 | c | PORCH |
| | STP | P | | 20 | 80 | d | PORCH |

#: 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