PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-330015.0000 RES
F158 2026

sale

2023	KIRK MARGARET A	2022-09-27
2024	KIRK MARGARET A	2022-09-27
2025	KIRK MARGARET A	2022-09-27
2026	KIRK MARGARET A	2022-09-27 CARYS W PT OL 29 .62A
	712 KOHLER ST	1AF
		$0
	KENTON OH 43326	

Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

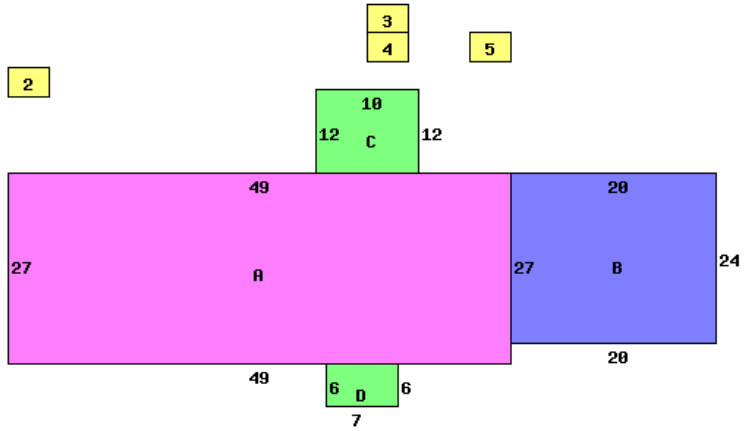
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	.6200	.6200	.6200	.6200	.6200			
Land100%	12540	12540	12540	12540		12540	14430	14440
Bldg100%	110660	110660	113400	113400		113400	155030	155030
Totl100%	123200t	123200t	125940t	125940t		125940t	169460t	169470t
Cauv100%								
Tax Value:								
Land 35%	4390	4390	4390	4390		4390	5050	5050
Bldg 35%	38730	38730	39690	39690		39690	54260	54260
Totl 35%	43120t	43120t	44080t	44080t		44080t	59310t	59310t
Hmstd35%			43120	43120		43120	58350	
Owner Oc	38.16	38.12	38.02	38.02	38.02	hmstd 4390 l	38730 b	
Hmstd RB								
Net Tax	1734.78	1837.48	1866.70	1866.70	1866.70			
Sp-Asmnt	28.00	24.00	27.00	27.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1323		a	*MAIN
	F2	G		480	11520	b	GRAGE
	PAT	P		120	360	c	PORCH
	STP	P		42	170	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
442	1	2022-09-27	KIRK MARGARET A	1AF	*	0	8770	96030
86	1	2014-03-20	KIRK WILLIAM A JR & MARGA	1SD	*	94000	10000	86890
161	11	2010-05-05	PHILLIPS DAVID & LARRY TR	11		0	9310	84690
394	2	2008-10-27	PHILLIPS LARRY E	2AF	*	0	9320	84680
514	1	2003-11-07	PHILLIPS DAVID & LARRY	1QC	*	0	7910	72770
475	1	1991-06-20		1UN	*	0	0	47600
223	1	1990-03-23		1UN	*	0	0	47600
217	1	1990-03-23		1UN	*	0	0	47600
196	0	1988-03-17			*	5000	0	5000

Year	Land	Bldg	Total	Net Tax
2022	3070	33610	36680	1713.44
2021	3070	33610	36680	1719.68

	project		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
336	DULIN #1099 - BLANCHARD MAIN	XA/2025			



712 KOHLER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1323	106040
	Basement		330	6420
	Subtotal			112460
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Garages and Carports	11520
Unfinished Wall	X	Extra Features	1355
Floor/Carpet	X	Total Value	125335
Number of Rooms	1 5		
Bedrooms	3	PUB PAVED ST/RD	
Central Heat	A	Neighborhood:	
ELECTRIC		Code:	3670
Plumbing		Dwl/Gar/NC%	1.5000
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		1323		C	1988VG	125340	.19		152290
2	Shed	*PP	10X10	100			OLD/	0			0
3	P	DK	12X16	192		C	2024AV	2880	.05		2740
4	Pool	*PP		0			OLD/	0			0
5	PERGOLA	*PP	12X12	144			2024	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	86.5200	87.00	311	120	138	166	14440	14440

Call Back: Sign: PSN Date: 2015-12-04 Lister: