PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-330021.0000 RES
F153 2026

## sale

| | | |
|---|---|---|
| 2023 | HELTON DOYLE & KATHY | 2020-05-19 |
| 2024 | HELTON DOYLE & KATHY | 2020-05-19 |
| 2025 | HELTON DOYLE & KATHY | 2020-05-19 |
| 2026 | HELTON DOYLE & KATHY | 2020-05-19 CARYS W PT OL 24 .344A |
| | 830 KOHLER ST | 2SD |
| | | $125,000 |
| | KENTON OH 43326 | |

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

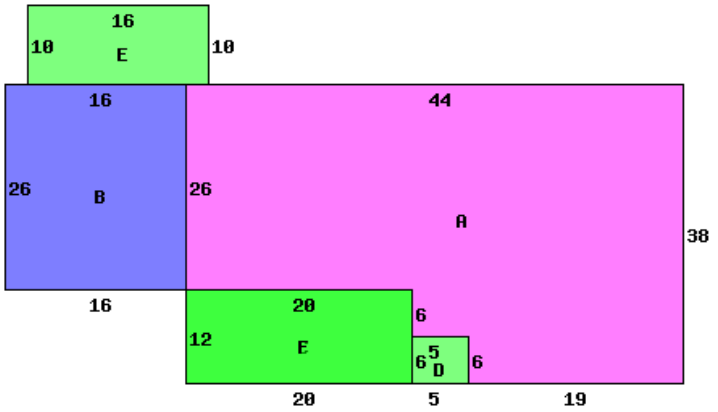
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | .3400 | .3400 | .3400 | .3400 | .3400 | | | |
| Land100% | 11290 | 11290 | 11290 | 11290 | | 11290 | 12970 | 12970 |
| Bldg100% | 121000 | 121000 | 121000 | 121000 | | 121000 | 166540 | 166530 |
| Totl100% | 132290t | 132290t | 132290t | 132290t | | 132290t | 179510t | 179500t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 3950 | 3950 | 3950 | 3950 | | 3950 | 4540 | 4540 |
| Bldg 35% | 42350 | 42350 | 42350 | 42350 | | 42350 | 58290 | 58290 |
| Totl 35% | 46300t | 46300t | 46300t | 46300t | | 46300t | 62830t | 62820t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 40.98 | 40.94 | 40.82 | 40.82 | 40.82 | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1862.70 | 1973.00 | 1959.84 | 1959.84 | 1959.84 | | | |
| Sp-Asmnt | 28.00 | 24.00 | 27.00 | 27.00 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 1402 | | a | *MAIN |
| | F | G | | 416 | 9980 | b | GRAGE |
| | WDE | P | | 240 | 3600 | c | PORCH |
| | OFP | P | | 30 | 900 | d | PORCH |
| | EFP | P | | 160 | 6400 | e | PORCH |
| | RFX | P | | 240 | 2400 | f | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 211 | 2 | 2020-05-19 | HELTON DOYLE & KATHY | 2SD | | 125000 | 7510 | 82600 |
| 169 | 1 | 2015-04-17 | LHAMON KENT D | 1QC | * | 0 | 9030 | 80740 |
| 152 | 1 | 2009-05-19 | LHAMON MARCIA E | 1QC | * | 0 | 8370 | 91340 |
| 1147 | 1 | 1993-11-19 | LHAMON KENT D & SCOTT A | 1WD | * | 0 | 0 | 60400 |
| 593 | 1 | 1993-07-02 | LHAMON KENT D & SCOTT A | 1CT | * | 0 | 0 | 52310 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 2770 | 35570 | 38340 | 1753.78 |
| 2021 | 2770 | 35570 | 38340 | 1760.32 |

| 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 | | | |




830 KOHLER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1402 | 110840 |
| | Basement | | 1402 | 25950 |
| | Subtotal | | | 136790 |
| Shingle | Roof | HIP | | |

B 1 2 U A

| | | | | |
|---|---|---|---|---|
| Plaster/Drywall | D | 720 sq ft | Basement Finish | 7830 |
| Unfinished Wall | X | | Fireplaces | 2000 |
| Floor/Pine | X | | Garages and Carports | 9980 |
| Floor/Carpet | X | | Extra Features | 14200 |
| Floor/Concrete | X | | Total Value | 170800 |
| Number of Rooms | 1 7 | | | |
| Bedrooms | 3 | | PUB PAVED ST/RD | |
| Fireplace | | | Neighborhood: | |
| Openings | 1 | | Code: | 3670 |
| Stacks | 1 | | Dwl/Gar/NC% | 1.5000 |
| Central Heat | A | | | |
| HOT WATER | | | | |
| 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 | | 2122 | | C | 1963GD | 170800 | .35 | | 166530 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 94.0000 | 94.00 | 150 | 100 | 138 | 138 | 12970 | 12970 |

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