

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-330024.0000
BB60

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 WREN BILLY L & PEGGY	1986-08-20
2023 WREN BILLY L & PEGGY	1986-08-20
2024 WREN BILLY L & PEGGY	1986-08-20
2025 WREN BILLY L & PEGGY A	1986-08-20
1020 W KOHLER ST	CARYS WESTERN PT OL14 7.50A
KENTON OH 43326	\$11,800

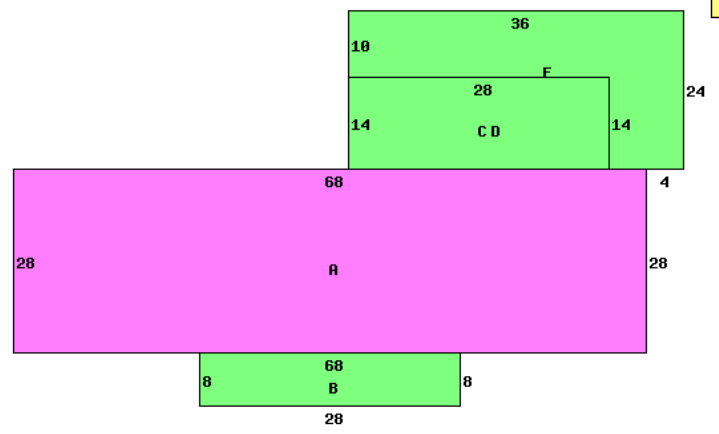
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	560	560	560	560	560
Acres	7.5000	7.5000	7.5000	7.5000	34500
Land100%	22340	34510	34510	34510	115290
Bldg100%	91800	115290	115290	115290	149790t
Totl100%	114140t	149800t	149800t	149800t	
Cauvl00%					
Tax Value:					
Land 35%	7820	12080	12080	12080	12080
Bldg 35%	32130	40350	40350	40350	40350
Totl 35%	39950t	52430t	52430t	52430t	52430t
Hmstd35%	36540	45600	45600	45600	
Owner Oc	35.44	40.36	40.32	40.20	hmstd 5250 l 40350 b
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	1430.54	1746.42	1822.66	1795.68	
Sp-Asmnt	24.13	31.13	37.23	40.23	

SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 1904	VALUE 6720	a *MAIN
	OFF P			224	3140	b PORCH
	CAN P			392	1180	c PORCH
	PAT P			472	1420	d PORCH
	PAT P					e PORCH

Sale# 666	#p 0	sale date 1986-08-20	To	Type/Invalid? *	Sale\$ 11800	co:land 0	co:bldg 6000
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Year	Land	Bldg	Total	Net Tax
2021	7820	32130	39950	1435.84
2020	7820	32130	39950	1243.36

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



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1020 W KOHLER ST 43326

Occupancy 4 M/H on Real Estate	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	FRAME	1904 133110
Basement		1904 35090
Subtotal		168200
Shingle	Roof	GABLE
B 1 2 U A	650 sq ft	Basement Finish 7170
Plaster/Drywall		Air Conditioning 3260
Unfinished Wall	X	Plumbing 2100
Floor/Carpet	X	Extra Features 12460
Floor/Concrete	X	Total Value 193190
Floor/Tile-Lino	X	
Number of Rooms 3 6		
Bedrooms 3		PUB PAVED ST/RD
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3670
Central A/C	A	Dwl/Gar/NC% 1.0900
Plumbing		
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 B F	28X68	Area	Grade	Cond	Value	Dpr	Dpr
2 Garage	F	24X36	2554	MHD	1999AV	154550	.22	.20
			864	C	1999AV	20740	.55	105120
homesite	acres/	effective	depth	actual	effective	extended	true	
other	frontage	frontage	depth	rate	rate	value	value	
	1.0000			15000	15000	15000	15000	
	6.5000			3000	3000	19500	19500	

Call Back:

Sign: PSN Date: 2015-01-14 Lister:

36-330024.0000-v082020R