PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-330024.0000 RES
BB60 2024

## sale

| | | |
|---|---|---|
| 2021 | WREN BILLY L & PEGGY | 1986-08-20 |
| 2022 | WREN BILLY L & PEGGY | 1986-08-20 |
| 2023 | WREN BILLY L & PEGGY | 1986-08-20 |
| 2024 | WREN BILLY L & PEGGY A | 1986-08-20 CARYS WESTERN PT OL14 |
| | 1020 W KOHLER ST | 7.50A |
| | | $11,800 |
| | KENTON OH 43326 | |

## Eff Rate: – 50.76 — 50.59 — 44.66 — 47.03 — a/r

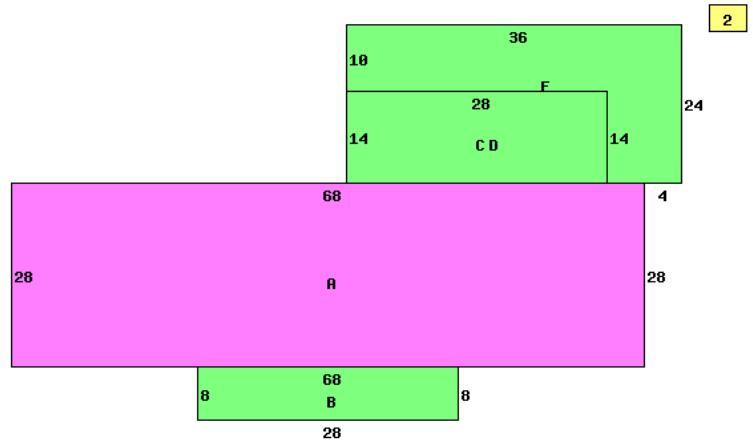
| Tax Year | 2021 | 2022 | 2023 | 2024 | CAMA |
|---|---|---|---|---|---|
| Prop Cls | 560 | 560 | 560 | 560 | 560 |
| Acres | 7.5000 | 7.5000 | 7.5000 | 7.5000 | |
| Land100% | 22340 | 22340 | 34510 | 34510 | 34500 |
| Bldg100% | 91800 | 91800 | 115290 | 115290 | 115290 |
| Totl100% | 114140t | 114140t | 149800t | 149800t | 149790t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 7820 | 7820 | 12080 | 12080 | 12080 |
| Bldg 35% | 32130 | 32130 | 40350 | 40350 | 40350 |
| Totl 35% | 39950t | 39950t | 52430t | 52430t | 52430t |
| Hmstd35% | 36540 | 36540 | 45600 | 45600 | |
| Owner Oc | 35.44 | 35.44 | 40.36 | 40.32 | hmstd 5250 l 40350 b |
| Hmstd RB | 401.72 | 400.22 | 368.96 | 417.58 | |
| Net Tax | 1435.84 | 1430.54 | 1746.42 | 1822.66 | |
| Sp-Asmnt | 24.14 | 24.13 | 31.13 | 37.23 | |

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

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 666 | 0 | 1986-08-20 | | * | 11800 | 0 | 6000 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2020 | 7820 | 32130 | 39950 | 1243.36 |
| 2019 | 7610 | 26260 | 33870 | 967.02 |

| p r o j e c t | | ben acres / % factor |
|---|---|---|
| 902 MAIN DISTRICT CONSERVANCY | XA/2024 | |
| 500 HARDIN COUNTY LANDFILL | XA/2024 | |
| 131 BLANCHARD RIVER MAINT | XA/2024 | |
| 336 DULIN #1099 - BLANCHARD MAIN | XA/2024 | |
| 921 BLANCHARD RIVER MAINT | XA/2023 | |




1020 W KOHLER ST 43326

Occupancy 4 M/H on Real Estate

Story Height 1

| Floor Level | | | *DWELLING COMPUTATIONS Sq-Ft | Value |
|---|---|---|---|---|
| | Main | FRAME | 1904 | 133110 |
| | Basement | | 1904 | 35090 |
| | Subtotal | | | 168200 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | | |
|---|---|---|---|---|
| Plaster/Drywall | D | 650 sq ft | Basement Finish | 7170 |
| Unfinished Wall | X | | Air Conditioning | 3260 |
| Floor/Carpet | X | | Plumbing | 2100 |
| Floor/Concrete | X | | Extra Features | 12460 |
| Floor/Tile-Lino | X | | Total Value | 193190 |
| 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 FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | MH/REAL | 1 B F | 28X68 | 2554 | | MHD | 1999AV | 154550 | .22 | .20 | 105120 |
| 2 | Garage | F | 24X36 | 864 | | C | 1999AV | 20740 | .55 | | 10170 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 15000 | 15000 | 15000 | 15000 |
| other | 6.5000 | | | | 3000 | 3000 | 19500 | 19500 |

Call Back: Sign: PSN Date: 2015-01-14 Lister: 36-330024.0000-v082020R