PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-330024.0000 RES
BB60 2026

sale

2023 WREN BILLY L & PEGGY	1986-08-20	
2024 WREN BILLY L & PEGGY	1986-08-20	
2025 WREN BILLY L & PEGGY	1986-08-20	
2026 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:- 44.66 — 47.03 — 46.74 — 46.74 — a/r

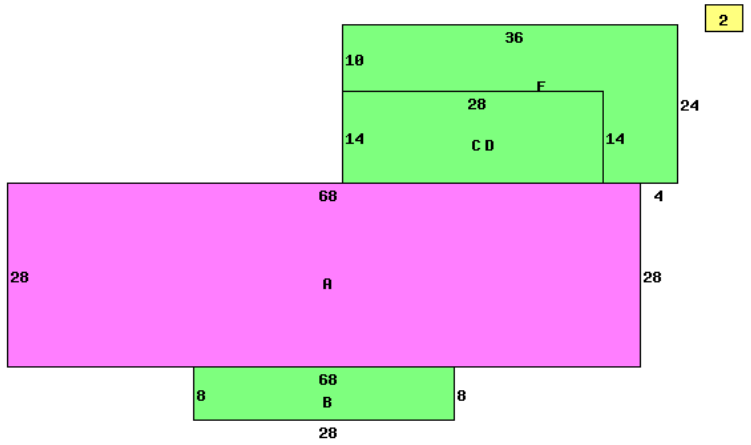
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	560	560	560	560	0	560	560	560
Acres	7.5000	7.5000	7.5000	7.5000	7.5000			
Land100%	34510	34510	34510	34510		34510	36740	36750
Bldg100%	115290	115290	115290	115290		115290	158660	158660
Totl100%	149800t	149800t	149800t	149800t		149800t	195400t	195410t
Cauv100%								
Tax Value:								
Land 35%	12080	12080	12080	12080		12080	12860	12860
Bldg 35%	40350	40350	40350	40350		40350	55530	55530
Totl 35%	52430t	52430t	52430t	52430t		52430t	68390t	68390t
Hmstd35%	45600	45600	45600	45600		45600	61570	
Owner Oc	40.36	40.32	40.20	40.20	40.20	hmstd 5250 l	40350 b	
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	1746.42	1822.66	1795.68	1795.68	1795.68			
Sp-Asmnt	31.13	37.23	40.23	40.23				

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
2022	7820	32130	39950	1430.54
2021	7820	32130	39950	1435.84

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			



1020 W KOHLER ST 43326

Occupancy 4 M/H on Real Estate *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	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% 1.5000
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	144660
2	Garage	F	24X36	864		C	1999AV	20740	.55		14000

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
other	6.5000				3000	3000	19500	19500

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