

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-330025.0000
G02

RES
2025

sale

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

2022 WOODRUFF VERN I III &	2003-10-27
2023 WOODRUFF VERN I III &	2003-10-27
2024 WOODRUFF VERN I III &	2003-10-27
2025 WOODRUFF VERN I III & C	2003-10-27
974 W KOHLER ST	1WD .36A
KENTON OH 43326	\$80,000

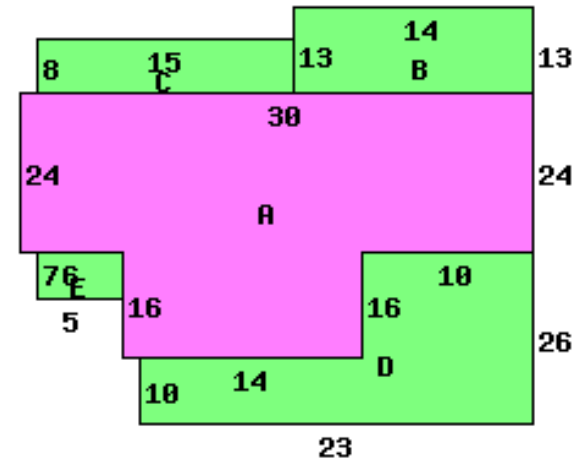
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	.3600	.3600	.3600	.3600	
Land100%	8140	11510	11510	11510	11520
Bldg100%	78400	78030	78030	78030	78020
Totl100%	86540t	89540t	89540t	89540t	89540t
Cauv100%					
Tax Value:					
Land 35%	2850	4030	4030	4030	4030
Bldg 35%	27440	27310	27310	27310	27310
Totl 35%	30290t	31340t	31340t	31340t	31340t
Hmstd35%					
Owner Oc	29.38	27.74	27.70	27.62	
Hmstd RB					
Net Tax	1385.56	1260.86	1335.50	1326.60	
Sp-Asmnt	24.55	27.55	38.09	38.09	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BQ	F	M		944		a	*MAIN
	PAT	P		182	550	b	PORCH
	EFP	P		120	4800	c	PORCH
	OFF	P		390	11700	d	PORCH
	STP	P		35	140	e	PORCH

HAS FIREPLACE STACK,		NO OPENING.	
Sale#	#p	sale date	To
618	1	2003-10-27	WOODRUFF VERN I III & CA
254	1	2003-05-19	WREN PEGGY A
268	1	2002-05-30	PLEDGED PROPERTY IX LLC
194	1	1998-04-24	FURR JAMES JR & LISA
309	1	1997-06-02	FURR JAMES JR & ETAL
623	1	1989-07-27	
344	1	1989-05-02	
180	0	1988-03-14	

Year	Land	Bldg	Total	Net Tax
2021	2850	27440	30290	1390.72
2020	2850	27440	30290	1203.88

p r o j e c t		ben acres / % factor	
500	HARDIN COUNTY LANDFILL	XA/2025	
902	MAIN DISTRICT CONSERVANCY	XA/2025	
131	BLANCHARD RIVER MAINT	XA/2025	
336	DULIN #1099 - BLANCHARD MAIN	XA/2025	
921	BLANCHARD RIVER MAINT	XA/2023	



974 W KOHLER ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1Q	Sq-Ft	Value
Floor Level	Main	FRAME	944 103390
	Qtr Story	FRAME	944 3770
	Basement		944 17620
	Subtotal		124780
Metal	Roof	GABLE	
Plaster/Drywall	X	X	944 sq ft Attic Finish 14990
Unfinished Wall	X		Plumbing 2100
Floor/Pine	X	X	Extra Features 17190
Floor/Carpet	X	X	Total Value 159060
Floor/Concrete	X		
Number of Rooms	1	4	3 PUB ELECTRIC
Bedrooms		3	PUB GAS
Central Heat	A		PRIV WATER
HOT WATER			PRIV SEWER
Plumbing			PUB PAVED ST/RD
Standard	1		Neighborhood:
Extra 3 Fixture	1		Code: 3670
			Dwl/Gar/NC% 1.0900

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 BQF		1888		C	OLD/AV	159060	.55	Dpr	78020
front lot	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	factor	factor	rate	rate	value	value		
	90.0000	90.00	174	107	120	128	11520	11520		

Call Back:

Sign: PSN Date: 2015-02-19 Lister:

36-330025.0000-v082020R