

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-330027.0000
G01

RES
2025

sale

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

2022 DOBBINS KENNETH S & S	2017-10-12
2023 DOBBINS KENNETH S & S	2017-10-12
2024 DOBBINS KENNETH S & S	2017-10-12
2025 DOBBINS KENNETH S & SON	2017-10-12
976 W KOHLER ST	2CT .36A
KENTON OH 43326	\$136,500

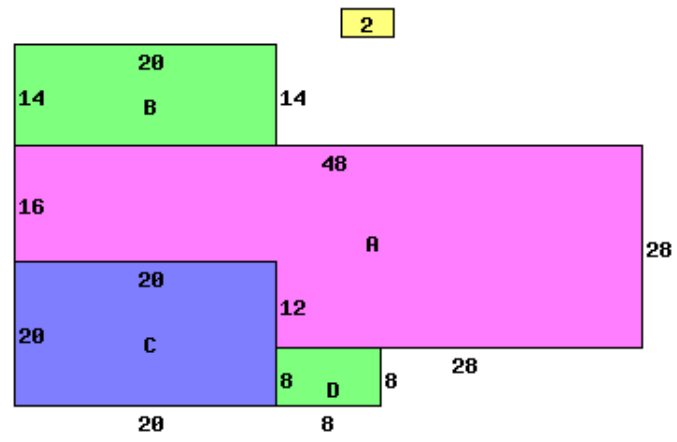
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	.3600	.3600	.3600	.3600	
Land100%	8140	11510	11510	11510	11520
Bldg100%	106170	123460	123460	123460	123470
Totl100%	114310t	134970t	134970t	134970t	134990t
Cauvl00%					
Tax Value:					
Land 35%	2850	4030	4030	4030	4030
Bldg 35%	37160	43210	43210	43210	43210
Totl 35%	40010t	47240t	47240t	47240t	47250t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1869.00	1942.34	2054.80	2041.26	
Sp-Asmnt	25.10	28.10	42.20	42.20	

SHB+ 1H	CONS F/C	TYPE M	FACT P	SQ-FT 1104	VALUE 4200	a *MAIN
	DK	P	G	280	9600	b PORCH
	F2	G	P	400	260	c GRAGE
	STP	P		64		d PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
502	2	2017-10-12	DOBBINS KENNETH S & SON	2CT	136500	9260	87110
431	3	2017-10-02	REESE JEANNE A ETAL	3CT *	0	9260	87110
177	1	2017-04-26	REESE JEANNE A ETAL	1AF *	0	9260	87110
357	1	2012-08-22	HAYES JEANNE A ETAL	1QC *	0	9260	94370
144	2	2007-04-12	HAYES VIRGIL ETAL	2CT *	0	8030	93090

Year	Land	Bldg	Total	Net Tax
2021	2850	37160	40010	1875.80
2020	2850	37160	40010	1629.32

Project	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



976 W KOHLER ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level	Main	FRAME 1104 101890
	Part Upper	FRAME 1104 37670
	Subtotal	139560
Shingle	Roof	GABLE
Plaster/Drywall	D D	Air Conditioning 3900
Floor/Carpet	X X	Plumbing 3500
Number of Rooms	4 3	Garages and Carports 9600
Bedrooms	3	Extra Features 5260
		Total Value 161820
Central Heat	A	
FORCED AIR		
Central A/C	A	Neighborhood:
Plumbing		Code: 3670
Standard	1	Dwl/Gar/NC% 1.0900
Extra 3 Fixture	1	
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	2208		Cond	Value	Dpr	Dpr	Value
2 Shed	*PP	10X12	0	OLD/VG	161820	.30		123470
				OLD/	0			0
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		90.00	174	107	120	11520	11520	