PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-330027.0000 RES
G01 2026

sale

2023	DOBBINS KENNETH S & S	2017-10-12
2024	DOBBINS KENNETH S & S	2017-10-12
2025	DOBBINS KENNETH S & S	2017-10-12
2026	DOBBINS KENNETH S & SON	2017-10-12 CARYS WESTERN PT OL 17
	976 W KOHLER ST	2CT .36A
		$136,500
	KENTON OH 43326	

Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

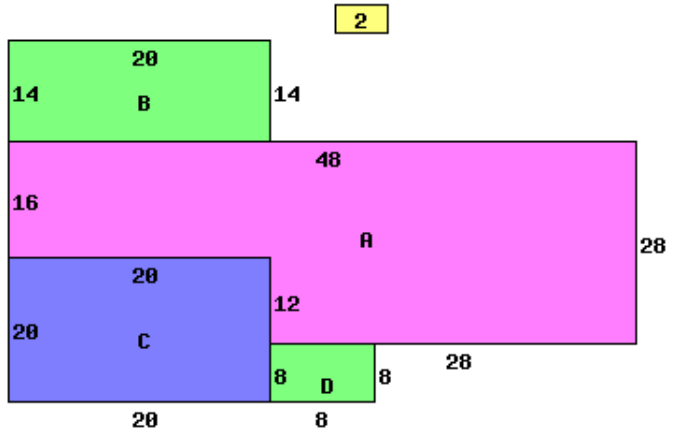
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	.3600	.3600	.3600	.3600	.3600			
Land100%	11510	11510	11510	11510		11510	13310	13320
Bldg100%	123460	123460	123460	123460		123460	169910	169910
Totl100%	134970t	134970t	134970t	134970t		134970t	183230t	183230t
Cauv100%								
Tax Value:								
Land 35%	4030	4030	4030	4030		4030	4660	4660
Bldg 35%	43210	43210	43210	43210		43210	59470	59470
Totl 35%	47240t	47240t	47240t	47240t		47240t	64130t	64130t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1942.34	2054.80	2041.26	2041.26	2041.26			
Sp-Asmnt	28.10	42.20	42.20	42.20				

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
502	2	2017-10-12	DOBBINS KENNETH S & SONYA	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
2022	2850	37160	40010	1869.00
2021	2850	37160	40010	1875.80

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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1104	101890
	Part Upper	FRAME	1104	37670
	Subtotal			139560
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.5000
Extra 3 Fixture	1			
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		2208		C	OLD/VG	161820	.30		169910
2	Shed	*PP	10X12	0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		90.00	174	107	138	148	13320	13320

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

36-330027.0000-v082020R