PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-330029.0000 RES
F157 2024

sale

2021	HODGE DERICK W & SHEL	2015-12-21
2022	HODGE DERICK W & SHEL	2015-12-21
2023	HODGE DERICK W & SHEL	2015-12-21
2024	HODGE DERICK W & SHELLY	2015-12-21 CARYS W PT OL 29 .62A
	750 KOHLER ST	1SD
		$110,000
	KENTON OH 43326	

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

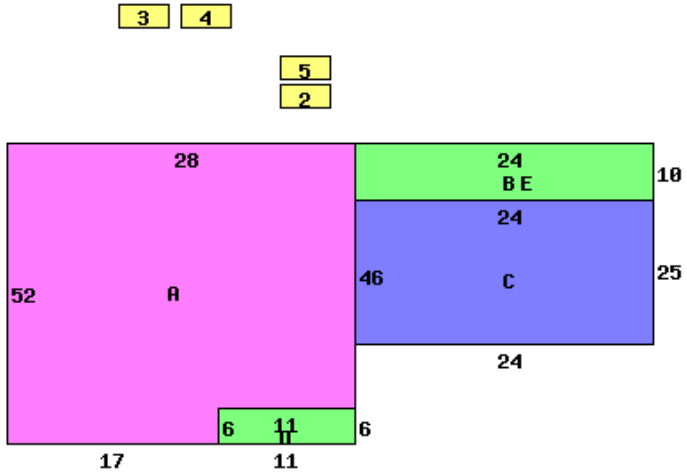
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	8770	8770	12540	12540	12530
Bldg100%	113910	113910	130400	130400	130400
Totl100%	122690t	122690t	142940t	142940t	142930t
Cauv100%					
Tax Value:					
Land 35%	3070	3070	4390	4390	4390
Bldg 35%	39870	39870	45640	45640	45640
Totl 35%	42940t	42940t	50030t	50030t	50030t
Hmstd35%	42290	42290	48550	48550	
Owner Oc	41.02	41.02	42.96	42.92	hmstd 4390 l 44160 b
Hmstd RB					
Net Tax	1972.16	1964.86	2014.10	2133.24	
Sp-Asmnt	21.00	21.00	28.00	**24.00**	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1390		a	*MAIN
	PAT	P		240	720	b	PORCH
	F	G		600	14400	c	GRAGE
	OFP	P		66	1980	d	PORCH
	RFX	P		240	2400	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
658	1	2015-12-21	HODGE DERICK W & SHELLY J	1SD	110000	10000	95740
69	1	2007-02-20	CARTWRIGHT PAMELA	1WD *	0	8710	93800
711	1	2006-11-28	STOBER GARL GENE & NEVAD	1SD	123900	8710	93800
471	1	2004-07-30	SUSZEK CYNTHIA A	1WD	105000	7910	0
171	1	2003-04-14	COULSON MICHAEL	1WD	9000	7910	0

Year	Land	Bldg	Total	Net Tax
2020	3070	39870	42940	1707.28
2019	2920	32590	35510	1362.80

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



750 KOHLER ST 43326

Occupancy 1 Single Family

Story Height 1
Floor Level
Shingle

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1390	110560
	Subtotal			110560
	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2420
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	X	Garages and Carports	14400
Number of Rooms	6	Extra Features	5100
Bedrooms	3	Total Value	134580
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	3670
Standard	1	Dwl/Gar/NC%	1.0900
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	DWELLING	1 F/C		1390		C	2003VG	134580	.14		126160
2	Shed	*PP	10X14	140			OLD/	0			0
3	Shed	F	12X20	240		D	2018AV	2300	.20		1840
4	Lean-To		20X22	440		D	2020AV	2820	.15		2400
5	Shed	*PP	10X12	120			2000AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	86.5200	87.00	311	120	120	144	12530	12530

Call Back: Sign: PSN Date: 2018-06-05 Lister: 36-330029.0000-v082020R