PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-330029.0000 RES
F157 2026

## sale

| | | |
|---|---|---|
| 2023 | HODGE DERICK W & SHEL | 2015-12-21 |
| 2024 | HODGE DERICK W & SHEL | 2015-12-21 |
| 2025 | HODGE DERICK W & SHEL | 2015-12-21 |
| 2026 | HODGE DERICK W & SHELLY | 2015-12-21 CARYS W PT OL 29 .62A |
| | 750 KOHLER ST | 1SD |
| | | $110,000 |
| | KENTON OH 43326 | |

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

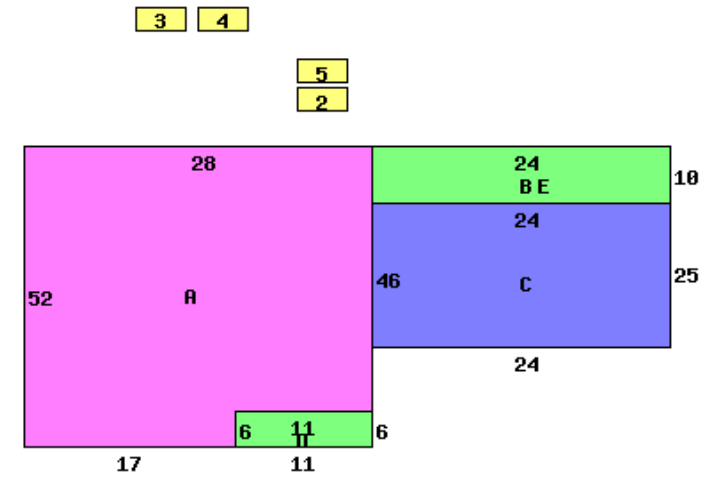
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 12540 | 12540 | 12540 | 12540 | | 12540 | 14430 | 14440 |
| Bldg100% | 130400 | 130400 | 130400 | 130400 | | 130400 | 177860 | 177850 |
| Totl100% | 142940t | 142940t | 142940t | 142940t | | 142940t | 192290t | 192290t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 4390 | 4390 | 4390 | 4390 | | 4390 | 5050 | 5050 |
| Bldg 35% | 45640 | 45640 | 45640 | 45640 | | 45640 | 62250 | 62250 |
| Totl 35% | 50030t | 50030t | 50030t | 50030t | | 50030t | 67300t | 67300t |
| Hmstd35% | 48550 | 48550 | 48550 | 48550 | | 48550 | 65810 | |
| Owner Oc | 42.96 | 42.92 | 42.80 | 42.80 | 42.80 | hmstd 4390 l | 44160 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 2014.10 | 2133.24 | 2119.02 | 2119.02 | 2119.02 | | | |
| Sp-Asmnt | 28.00 | 24.00 | 27.00 | 27.00 | | | | |

| 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 |
|---|---|---|---|---|
| 2022 | 3070 | 39870 | 42940 | 1964.86 |
| 2021 | 3070 | 39870 | 42940 | 1972.16 |

| p r o j e c t | | | ben acres | / % | factor |
|---|---|---|---|---|---|
| 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 | | | |
| 500 | HARDIN COUNTY LANDFILL | XA/2025 | | | |




750 KOHLER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1390 | 110560 |
| | Subtotal | | | 110560 |
| Shingle | 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% | 1.5000 |
| 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 | | 173610 |
| 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 | 138 | 166 | 14440 | 14440 |

Call Back: Sign: PSN Date: 2018-06-05 Lister:

36-330029.0000-v082020R