

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-330039.0000
G06

RES
2025

sale

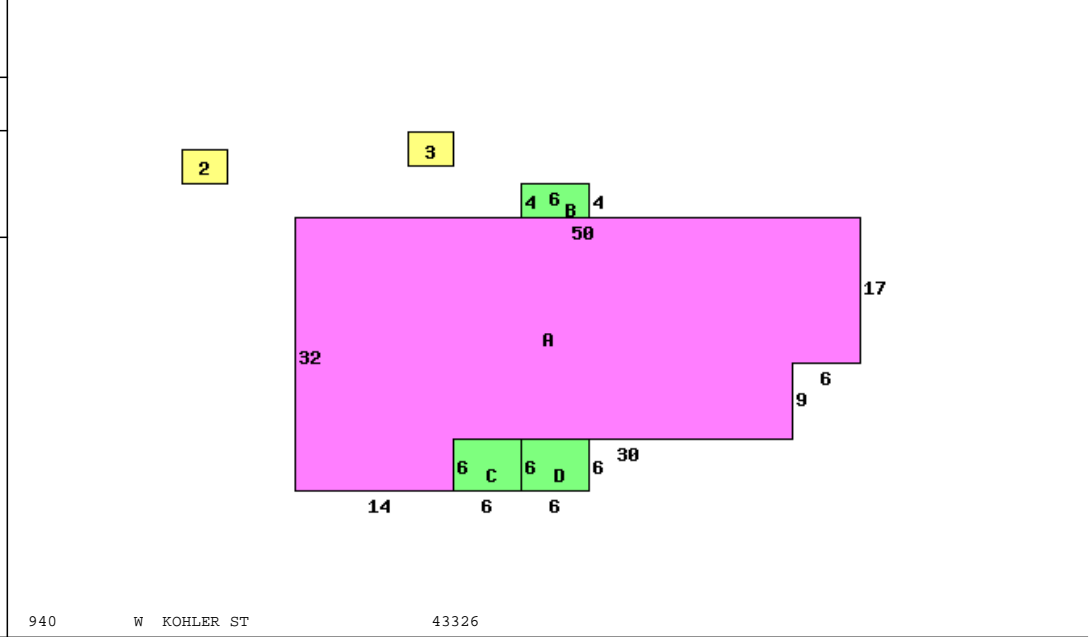
Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 KIRK CONNIE	2008-02-05
2023 KIRK CONNIE	2008-02-05
2024 KIRK CONNIE	2008-02-05
2025 KIRK CONNIE	2008-02-05
940 W KOHLER ST	1AF
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	.5000	.5000	.5000	.5000	
Land100%	10970	15710	15710	15710	15720
Bldg100%	91200	103090	103090	103090	103080
Totl100%	102170t	118800t	118800t	118800t	118800t
Cauvl00%					
Tax Value:					
Land 35%	3840	5500	5500	5500	5500
Bldg 35%	31920	36080	36080	36080	36080
Totl 35%	35760t	41580t	41580t	41580t	41580t
Hmstd35%				41440	
Owner Oc	34.68	36.80	36.76	36.54	hmstd 5500 l 35940 b
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	1235.56	1303.88	1354.28	1330.50	
Sp-Asmnt	23.24	30.24	31.41	34.41	

SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 1330	VALUE	a *MAIN
	STP	P		24	100	b PORCH
	OPF	P		36	1080	c PORCH
	STP	P		36	140	d PORCH
Year	Land	Bldg	Total	Net Tax		
2021	3840	31920	35760	1240.16		
2020	3840	31920	35760	1073.52		

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT	CONSERVANCY			XA/2025
500 HARDIN COUNTY	LANDFILL			XA/2025
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



940 W KOHLER ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	FRAME	1330 106600
Basement		1330 24620
Subtotal		131220
Shingle	Roof	HIP
B 1 2 U A		
Plaster/Drywall	X	Air Conditioning 2300
Unfinished Wall	X	Plumbing 2800
Floor/Hardwood	X	Extra Features 1320
Floor/Carpet	X	Total Value 137640
Floor/Concrete	X	
Floor/Tile-Lino	X	PUB ELECTRIC
Number of Rooms	1 8	PRIV WATER
Bedrooms	3	PRIV SEWER
		PUB PAVED ST/RD
Central Heat	A	
FORCED AIR		Neighborhood:
Central A/C	A	Code: 3670
Plumbing		Dwl/Gar/NC% 1.0900
Standard	1	
Extra 2 Fixture	2	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1330		C	1957GD	137640	.37	Dpr	94520
2 Garage		26X30	780	C	1964GD	18720	.60		8160
3 P	*SV PAT	24X20	480		OLD/AV	400			400
front lot	acres/ frontage	effective depth	depth factor	actual rate	effective rate	extended value	true value		
	120.00	182	109	120	131	15720	15720		

Total Value	137640
Neighborhood:	
Code:	3670
Dwl/Gar/NC%	1.0900