PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-330039.0000 RES
G06 2026

sale

2023 KIRK CONNIE	2008-02-05	
2024 KIRK CONNIE	2008-02-05	
2025 KIRK CONNIE	2008-02-05	
2026 KIRK CONNIE	2008-02-05	CARYS W PT OL 8 .50A
940 W KOHLER ST	1AF	
	$0	
KENTON OH 43326		

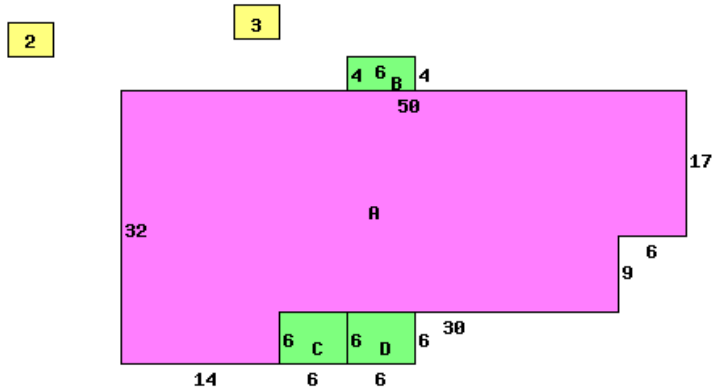
Eff Rate:- 44.66 47.03 46.74 46.74 a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	.5000	.5000	.5000	.5000	.5000			
Land100%	15710	15710	15710	15710		15710	18000	18000
Bldg100%	103090	103090	103090	103090		103090	141710	141700
Totl100%	118800t	118800t	118800t	118800t		118800t	159710t	159700t
Cauv100%								
Tax Value:								
Land 35%	5500	5500	5500	5500		5500	6300	6300
Bldg 35%	36080	36080	36080	36080		36080	49600	49600
Totl 35%	41580t	41580t	41580t	41580t		41580t	55900t	55900t
Hmstd35%			41440	41440		41440	55760	
Owner Oc	36.80	36.76	36.54	36.54	36.54	hmstd 5500 l 35940 b		
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	1303.88	1354.28	1330.50	1330.50	1330.50			
Sp-Asmnt	30.24	31.41	34.41	34.41				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1330		a	*MAIN
	STP	P		24	100	b	PORCH
	OFP	P		36	1080	c	PORCH
	STP	P		36	140	d	PORCH

Year	Land	Bldg	Total	Net Tax
2022	3840	31920	35760	1235.56
2021	3840	31920	35760	1240.16

project		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

			Sq-Ft	Value
Story Height 1				
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%	1.5000
Standard	1		
Extra 2 Fixture	2		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1330		C	1957GD	137640	.37		130070
2	Garage		26X30	780		C	1964GD	18720	.60		11230
3	P	*SV PAT	24X20	480			OLD/AV	400			400

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		120.00	182	109	138	150	18000	18000

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