PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-340004.0000 RES
BB55 2025

sale

2022	COTTERMAN THOMAS M &	2020-07-07
2023	COTTERMAN THOMAS M &	2020-07-07
2024	COTTERMAN THOMAS M &	2020-07-07
2025	COTTERMAN THOMAS M & LA	2020-07-07 CARYS W W 1/2 OL 10
	989 KOHLER ST	1SD
		$85,000
	KENTON OH 43326	

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

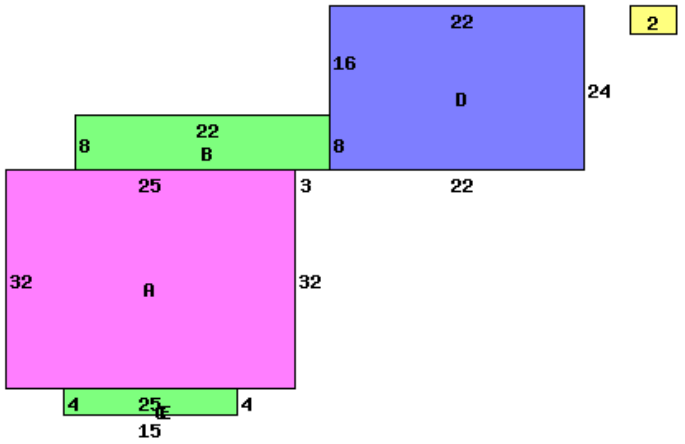
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	510	510	510	510	510
Acres					
Land100%	9370	13490	13490	13490	13490
Bldg100%	68510	80710	80710	80710	80720
Totl100%	77890t	94200t	94200t	94200t	94210t
Cauv100%					
Tax Value:					
Land 35%	3280	4720	4720	4720	4720
Bldg 35%	23980	28250	28250	28250	28250
Totl 35%	27260t	32970t	32970t	32970t	32970t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1273.40	1355.62	1434.12	1424.64	
Sp-Asmnt	21.39	21.39	32.51	32.51	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		800		a	*MAIN
	EFP	P		176	7040	b	PORCH
	BAL	P		60	900	c	PORCH
	F2	G		528	12670	d	GRAGE
	STP	P		60	240	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
280	1	2020-07-07	COTTERMAN THOMAS M & LAKE	1SD		85000	8940	54970
212	1	2019-05-29	MANNS OSSIE JR	1WD		75500	8940	54970
206	1	2019-05-29	MABREY WILLIAM TRUSTEE	1AF	*	0	8940	54970
556	2	2003-12-05	SHEPHERD VIRGINIA C TRUS	2QC	*	0	8540	55370
744	2	1992-08-06		2QC	*	0	0	28630
743	2	1992-08-06		2CT	*	0	0	28630

Year	Land	Bldg	Total	Net Tax
2021	3280	23980	27260	1278.04
2020	3280	23980	27260	1110.10

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



989 KOHLER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	800	97750
	Qtr Story	FRAME	800	3190
	Basement		120	2650
	Subtotal			103590
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	800 sq ft	Attic Finish 12690
Panelled Wall		X		Garages and Carports 12670
Unfinished Wall	X			Extra Features 8180
Floor/Carpet		X	X	Total Value 137130
Floor/Concrete	X			
Floor/Tile-Lino		X		
Number of Rooms	1	3	1	Neighborhood:
Bedrooms		1		Code: 3670
				Dwl/Gar/NC% 1.0900
Central Heat		A		
ELECTRIC				
Plumbing				
Standard	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 BAF		1600		C-	1900GD	123420	.40		80720
2	Shed	*PP MT 0	8X8	64			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	95.0000	95.00	265	118	120	142	13490	13490

Call Back: Sign: PSN Date: 2015-01-14 Lister: