PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-340004.0000 RES
BB55 2026

## sale

| | | |
|---|---|---|
| 2023 | COTTERMAN THOMAS M & | 2020-07-07 |
| 2024 | COTTERMAN THOMAS M & | 2020-07-07 |
| 2025 | COTTERMAN THOMAS M & | 2020-07-07 |
| 2026 | 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: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

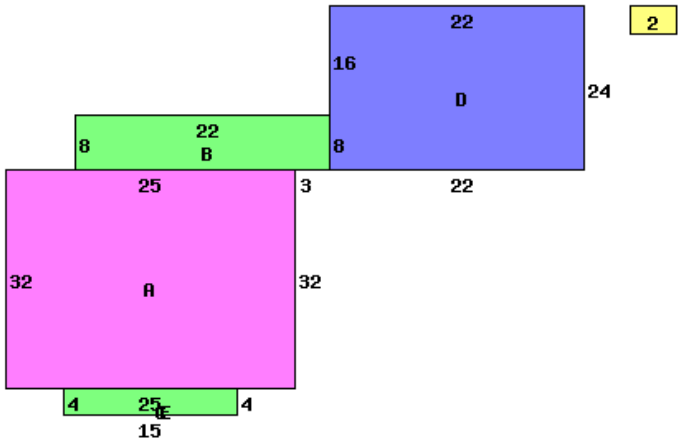
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 13490 | 13490 | 13490 | 13490 | | 13490 | 15490 | 15490 |
| Bldg100% | 80710 | 80710 | 80710 | 80710 | | 80710 | 111090 | 111080 |
| Totl100% | 94200t | 94200t | 94200t | 94200t | | 94200t | 126570t | 126570t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 4720 | 4720 | 4720 | 4720 | | 4720 | 5420 | 5420 |
| Bldg 35% | 28250 | 28250 | 28250 | 28250 | | 28250 | 38880 | 38880 |
| Totl 35% | 32970t | 32970t | 32970t | 32970t | | 32970t | 44300t | 44300t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1355.62 | 1434.12 | 1424.64 | 1424.64 | 1424.64 | | | |
| Sp-Asmnt | 21.39 | 32.51 | 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 |
|---|---|---|---|---|
| 2022 | 3280 | 23980 | 27260 | 1273.40 |
| 2021 | 3280 | 23980 | 27260 | 1278.04 |

| 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% | 1.5000 |
| 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 | | 111080 |
| 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 | 138 | 163 | 15490 | 15490 |

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