PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-340005.0000 RES
G17 2026

sale

2023	WILSON BLAKE A & LISA	2022-02-01
2024	WILSON BLAKE A & LISA	2022-02-01
2025	WILSON BLAKE A & LISA	2022-02-01
2026	WILSON BLAKE A & LISA A	2022-02-01 CARYS W E 1/2 OL 10
	977 KOHLER ST	1SD
		$158,900
	KENTON OH 43326	

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

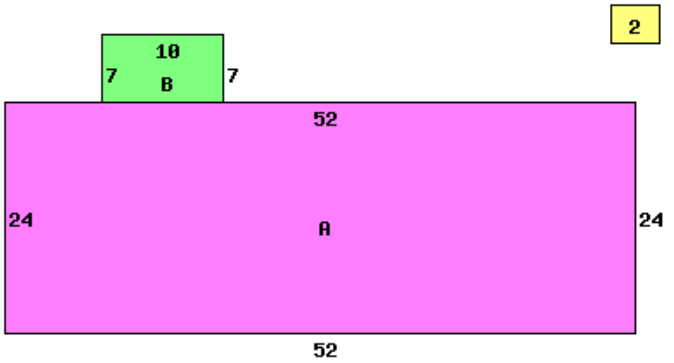
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	13490	13490	13490	13490		13490	15490	15490
Bldg100%	94290	94290	94290	94290		94290	129740	129750
Totl100%	107770t	107770t	107770t	107770t		107770t	145230t	145240t
Cauv100%								
Tax Value:								
Land 35%	4720	4720	4720	4720		4720	5420	5420
Bldg 35%	33000	33000	33000	33000		33000	45410	45410
Totl 35%	37720t	37720t	37720t	37720t		37720t	50830t	50830t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1550.92	1640.72	1629.90	1629.90	1629.90			
Sp-Asmnt	21.22	33.74	33.74	33.74				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1248		a	*MAIN
	STP	P		70	280	b	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
59	1	2022-02-01	WILSON BLAKE A & LISA A	1SD		158900	9370	58200
381	1	2014-09-04	PETERSON TATE	1WD		77500	10740	54830
732	1	2005-10-31	HERZOG CATHERINE E	1WD	*	67000	8540	56260
457	1	2001-10-19	RALL JERRY L & BETTY K O	1WD	*	0	8490	46490

Year	Land	Bldg	Total	Net Tax
2022	3280	20370	23650	1081.82
2021	3280	20370	23650	1085.86

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



977 KOHLER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1248	106850
	Subtotal			106850
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Floor/Hardwood	X	Extra Features	280
Floor/Carpet	X	Total Value	109130
Number of Rooms	6		
Bedrooms	3		
		Neighborhood:	
Fireplace		Code:	3670
Openings	1	Dwl/Gar/NC%	1.5000
Stacks	1		
Central Heat	A		
FORCED AIR			
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 F/C		1248		C-	1962GD	98220	.37	-.35	125310
2	Garage		16X22	352		C	1967AV	8450	.65		4440

	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: 2015-02-19 Lister: