PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-350006.0000 RES
Y09 2025

sale

2022	WILLIAMS ROSA M	2018-08-27
2023	WILLIAMS ROSA M	2018-08-27
2024	WILLIAMS ROSA M	2018-08-27
2025	WILLIAMS ROSA M	2018-08-27 P/U KOHLERS GOODINS PT PT
	326 KOHLER ST	11Q VAC ALLEY NOT USED IN 2
		$0 OL 15
	KENTON OH 43326	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	.4100	.4100	.4100	.4100	
Land100%	8060	9600	9600	9600	9600
Bldg100%	70890	104400	104400	104400	104390
Totl100%	78940t	114000t	114000t	114000t	113990t
Cauv100%					
Tax Value:					
Land 35%	2820	3360	3360	3360	3360
Bldg 35%	24810	36540	36540	36540	36540
Totl 35%	27630t	39900t	39900t	39900t	39900t
Hmstd35%					
Owner Oc	26.80	35.30	35.28	35.18	
Hmstd RB					
Net Tax	1263.88	1605.24	1700.26	1688.92	
Sp-Asmnt	24.17	28.17	33.54	36.54	

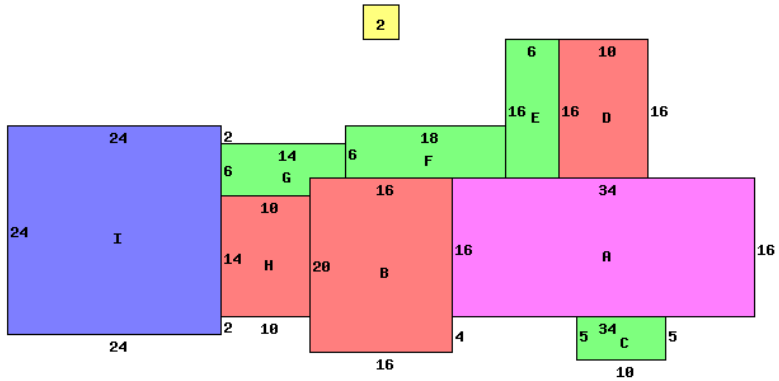
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		544		a	*MAIN
1	F	A		320		b	ADDTN
	OFP	P		50	1500	c	PORCH
1	F	A		160		d	ADDTN
	OFP	P		96	2880	e	PORCH
	PAT	P		108	320	f	PORCH
	PAT	P		76	230	g	PORCH
1	F	A		140		h	ADDTN
	F	G		576	13820	i	GRAGE

#: 10, L/W
3635001000000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
350	11	2018-08-27	WILLIAMS ROSA M	11Q	*	0	7690	34570
381	3	1999-07-08	WILLIAMS THOMAS H & ROSA	3SD	*	0	4170	27200
626	4	1995-07-11	WILLIAMS THOMAS H	4WD		4000	1000	0
756	1	1992-08-13		1UN	*	4000	3000	0

Year	Land	Bldg	Total	Net Tax
2021	2820	24810	27630	1268.60
2020	2820	24810	27630	1098.14

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY XA/2025			
131	BLANCHARD RIVER MAINT XA/2025			
500	HARDIN COUNTY LANDFILL XA/2025			
921	BLANCHARD RIVER MAINT XA/2023			
235	KELLOGG #983 - BLANCHARD XA/2025			



326 KOHLER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

		Sq-Ft	Value
Story Height 1			
Floor Level Main	FRAME	1164	103120
Subtotal			103120
Shingle Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Heating	-1390
Floor/Carpet	X	Garages and Carports	13820
Number of Rooms	3	Extra Features	4930
Bedrooms	2	Total Value	120480
Plumbing		PUB ELECTRIC	
Standard	1	PUB WATER	
		PUB SEWER	
		PUB PAVED ST/RD	
		Neighborhood:	
		Code:	3670
		Dwl/Gar/NC%	1.0900

	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		1164		C	1997GD	120480	.22		102430
2	Shed		10X24	240		D	2020AV	2300	.15		1960

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.4100				15000	15000	9600	9600

Call Back: Sign: PSN Date: 2015-04-23 Lister: 36-350006.0000-v082020R