

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-380003.0000
F17

RES
2025

sale

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

2022 GIBSON TIFFANY & ROBE	2021-11-12	
2023 GIBSON TIFFANY & ROBE	2021-11-12	
2024 GIBSON TIFFANY	2023-05-23	
2025 GIBSON TIFFANY	2023-05-23	GOODINS PT VAC ALLEY OL 1
427 KOHLER ST	1QC	
KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3710	5310	5310	5310	5310
Bldg100%	101340	132830	132830	132830	132830
Totl100%	105060t	138140t	138140t	138140t	138140t
Cauv100%					
Tax Value:					
Land 35%	1300	1860	1860	1860	1860
Bldg 35%	35470	46490	46490	46490	46490
Totl 35%	36770t	48350t	48350t	48350t	48350t
Hmstd35%					
Owner Oc	35.68	42.78			
Hmstd RB					
Net Tax	1681.98	1945.20	2103.08	2089.22	
Sp-Asmnt	21.84	21.84	36.48	209.60	

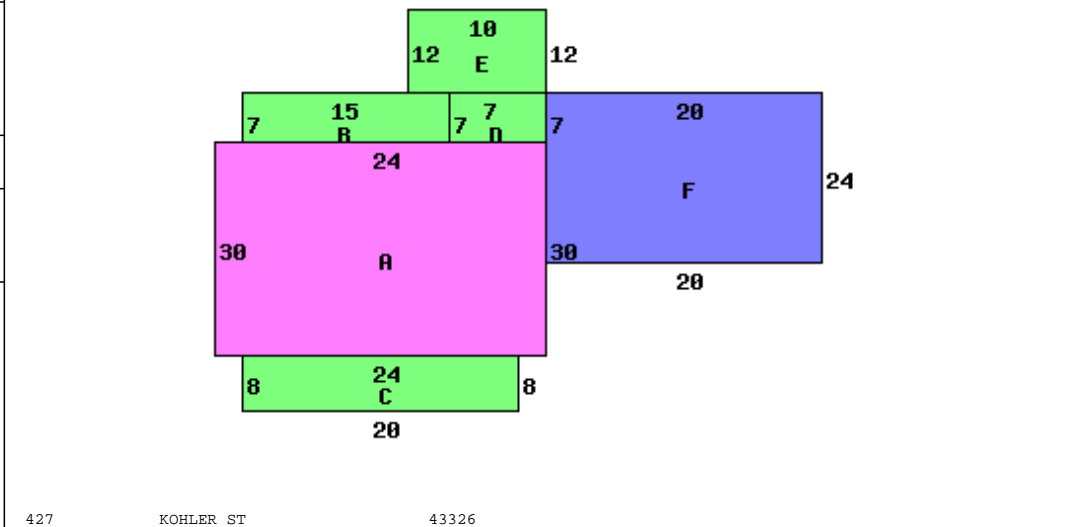
2026 PENNYMAC LOAN SERVICES	2025-10-08	
427 KOHLER ST	1SH	
KENTON OH 43326		

2027 NW1 LLC	2026-02-04	
SHB+CONS		
2 BA 427 KOHLER ST		
F	720	a *MAIN
EPP	105	b PORCH
KENTON OH 43326	160	c PORCH
OFF	49	d PORCH
DK	120	e PORCH
F	480	f GRAGE
	11520	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
37	1	2026-02-04	NW1 LLC	LWD	71300	5310	132830
446	1	2025-10-08	PENNYMAC LOAN SERVICES LL	1SH	98400	5310	132830
216	1	2023-05-23	GIBSON TIFFANY	1QC *	0	3710	101340
617	1	2021-11-12	GIBSON TIFFANY & ROBERT	1SD	145000	3710	101340
423	1	2012-09-21	WILKINSON TIMOTHY W	LWD	78000	4230	68660
206	1	2008-05-06	MCCLELLAN WESLEY L	LWD	79900	3230	46570
1054	1	1992-11-17		LWD	20000	0	22430
707	1	1991-09-05		LUN *	17100	0	22430

Year	Land	Bldg	Total	Net Tax
2021	1300	35470	36770	1286.52
2020	1300	35470	36770	1113.66

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
642 TRASH-KENTON CITY			XA/2025
540 DELQ SEWER - KENTON CORP			XA/2025
539 DELQ WATER - KENTON CORP			XA/2025



427 KOHLER ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	720 90500
	Full Upper	FRAME	720 54360
	Qtr Story	FRAME	720 2970
	Basement		720 13610
	Subtotal		161440
Metal	Roof	GABLE	
	B 1 2 U A		
	D	D	720 sq ft
	X		Attic Finish 11910
	X		Air Conditioning 3870
	X		Plumbing 2100
	X		Garages and Carpets 11520
	L		Extra Features 12270
	1 2	3	Total Value 203110
	Bedrooms	2	
	A		PUB SIDEWALK
	A		Neighborhood:
	A		Code: 3670
	A		Dwl/Gar/NC% 1.0900
	1		
	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True		
1 DWELLING	1 BAF		2160		C	OLD/GD	203110	.40		132830		
front lot	64.0000	effective frontage	64.00	depth	70	actual rate	69	extended value	120	83	5310	5310