PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-380003.0000 RES
F17 2026

## sale

| | | |
|---|---|---|
| 2023 GIBSON TIFFANY & ROBE | 2021-11-12 | |
| 2024 GIBSON TIFFANY | 2023-05-23 | |
| 2025 GIBSON TIFFANY | 2023-05-23 | |
| 2026 GIBSON TIFFANY | 2023-05-23 | GOODINS PT VAC ALLEY OL 1 |
| 427 KOHLER ST | 1QC | |
| | $0 | |
| KENTON OH 43326 | | |

| | | |
|---|---|---|
| 2027 PENNYMAC LOAN SERVICES | 2025-10-08 | |
| 427 KOHLER ST | 1SH | |
| KENTON OH 43326 | | |

| | | |
|---|---|---|
| 2028 NW1 LLC | 2026-02-04 | |
| 427 KOHLER ST | 1WD | |
| KENTON OH 43326 | | |

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

| | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|---|
| Tax Year | | | | | | | | |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 5310 | 5310 | 5310 | 5310 | | 5310 | 6090 | 6080 |
| Bldg100% | 132830 | 132830 | 132830 | 132830 | | 132830 | 182800 | 182800 |
| Totl100% | 138140t | 138140t | 138140t | 138140t | | 138140t | 188890t | 188880t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 1860 | 1860 | 1860 | 1860 | | 1860 | 2130 | 2130 |
| Bldg 35% | 46490 | 46490 | 46490 | 46490 | | 46490 | 63980 | 63980 |
| Totl 35% | 48350t | 48350t | 48350t | 48350t | | 48350t | 66110t | 66110t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 42.78 | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1945.20 | 2103.08 | 2089.22 | 2089.22 | 2089.22 | | | |
| Sp-Asmnt | 21.84 | 36.48 | 209.60 | 209.60 | | | | |

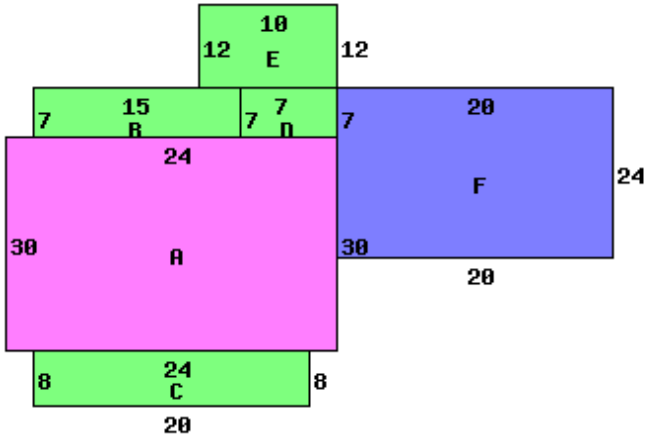
SHB+ CONS TYPE FACT SQ-FT VALUE
2 BA 427 KOHLER ST

| | | | | | | |
|---|---|---|---|---|---|---|
| | F | M | 720 | | a | *MAIN |
| | EFP | P | 105 | 4200 | b | PORCH |
| | OFP | P | 160 | 4800 | c | PORCH |
| | OFP | P | 49 | 1470 | d | PORCH |
| | DK | P | 120 | 1800 | e | PORCH |
| | F | G | 480 | 11520 | f | GRAGE |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 37 | 1 | 2026-02-04 | NW1 LLC | 1WD | | 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 | 1WD | | 78000 | 4230 | 68660 |
| 206 | 1 | 2008-05-06 | MCCLELLAN WESLEY L | 1WD | | 79900 | 3230 | 46570 |
| 1054 | 1 | 1992-11-17 | | 1WD | | 20000 | 0 | 22430 |
| 707 | 1 | 1991-09-05 | | 1UN | * | 17100 | 0 | 22430 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 1300 | 35470 | 36770 | 1681.98 |
| 2021 | 1300 | 35470 | 36770 | 1286.52 |

| p r o j e c t | | 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

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| 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 | | | |
|---|---|---|---|---|---|---|---|---|
| Plaster/Drywall | | D | | D | 720 sq ft | Attic Finish | | 11910 |
| Unfinished Wall | X | | | | | Air Conditioning | | 3870 |
| Floor/Hardwood | | X | | X | | Plumbing | | 2100 |
| Floor/Carpet | | X | | X | | Garages and Carports | | 11520 |
| Floor/Tile-Lino | | L | | | | Extra Features | | 12270 |
| Number of Rooms | | 1 | 2 | | 3 | Total Value | | 203110 |
| Bedrooms | | | | | 2 | | | |
| | | | | | | PUB SIDEWALK | | |
| Central Heat | | | | | A | | | |
| FORCED AIR | | | | | | Neighborhood: | | |
| Heat Pump | | | | | A | Code: | | 3670 |
| Central A/C | | | | | A | Dwl/Gar/NC% | | 1.5000 |
| Plumbing | | | | | | | | |
| Standard | | 1 | | | | | | |
| Extra 3 Fixture | | 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 | | 2160 | | C | OLD/GD | 203110 | .40 | | 182800 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 64.0000 | 64.00 | 70 | 69 | 138 | 95 | 6080 | 6080 |

Call Back: Sign: PSN Date: 2015-12-03 Lister:

36-380003.0000-v082020R