PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-380019.0000 RES
F16 2026

sale

2023	VOGT REGINA A & WILLI	2021-10-13
2024	EDDINGTON DONALD W &	2023-06-23
2025	EDDINGTON DONALD W &	2023-06-23
2026	EDDINGTON DONALD W &	2023-06-23 MERRIMANS PT VAC ALLEY 1
	421 KOHLER ST	1SD
		$78,000
	KENTON OH 43326	

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

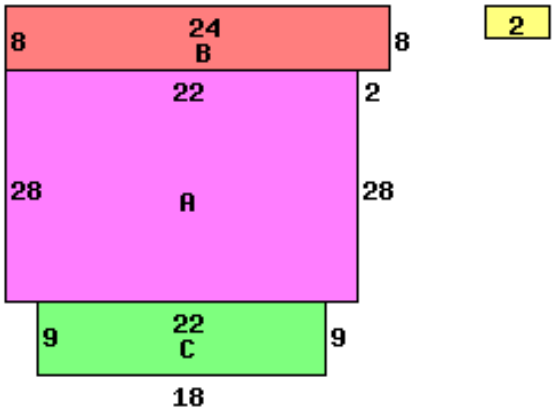
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6430	6430	6430	6430		6430	7370	7380
Bldg100%	55770	55770	55770	55770		55770	76740	76750
Totl100%	62200t	62200t	62200t	62200t		62200t	84110t	84130t
Cauv100%								
Tax Value:								
Land 35%	2250	2250	2250	2250		2250	2580	2580
Bldg 35%	19520	19520	19520	19520		19520	26860	26860
Totl 35%	21770t	21770t	21770t	21770t		21770t	29440t	29450t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	895.12	946.94	940.70	940.70	940.70			
Sp-Asmnt	377.40	29.62	29.62	29.62				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		616		a	*MAIN
1	F/C	A		192		b	ADDTN
	OFP	P		162	4860	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
231	1	2023-06-23	EDDINGTON DONALD W &	1SD	78000	4460	47110
453	2	2021-10-13	VOGT REGINA A & WILLIAM A	2QC *	0	4460	47110
465	1	1996-10-17	RHODEN REGINA ANN	1AF *	0	3710	20800
599	1	1990-07-26		1WD	16200	0	15710
598	1	1990-07-26		1UN *	0	0	15710

Year	Land	Bldg	Total	Net Tax
2022	1560	16490	18050	843.18
2021	1560	16490	18050	846.24

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



421 KOHLER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	808	95730
	Part Upper	FRAME	616	30540
	Subtotal			126270
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D	Air Conditioning	2640
Floor/Carpet	X X	Extra Features	4860
Floor/Tile-Lino	L	Total Value	133770
Number of Rooms	2 3		
Bedrooms	3	PUB PAVED ST/RD	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3670
Central A/C	A	Dwl/Gar/NC%	1.5000
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	1H F/C		1424		D+	OLD/AV	113710	.55		76750
2	Shed	*PP	10X10	100			2006AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	120	89	138	123	7380	7380

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

36-380019.0000-v082020R