PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-560024.0200 RES
N82 2026

sale

2023	KLINGLER GENE	2019-10-18
2024	KLINGLER GENE	2019-10-18
2025	KLINGLER GENE	2019-10-18
2026	KLINGLER GENE	2019-10-18 HOUSERS E MID PT 23
	125 N CHERRY ST	1WD
		$99,000
	KENTON OH 43326	

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

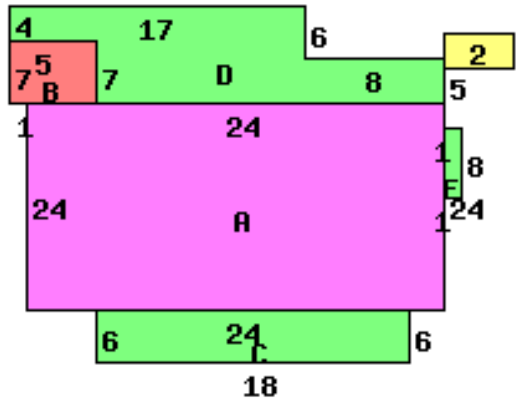
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3940	3940	3940	3940		3940	4540	4540
Bldg100%	97340	97340	97340	97340		97340	134430	134420
Totl100%	101290t	101290t	101290t	101290t		101290t	138970t	138960t
Cauv100%								
Tax Value:								
Land 35%	1380	1380	1380	1380		1380	1590	1590
Bldg 35%	34070	34070	34070	34070		34070	47050	47050
Totl 35%	35450t	35450t	35450t	35450t		35450t	48640t	48640t
Hmstd35%								
Owner Oc			31.26	31.26	31.26			
Hmstd RB								
Net Tax	1457.60	1541.98	1500.56	1500.56	1500.56			
Sp-Asmnt	21.51	32.47	32.47	32.47				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		576		a	*MAIN
1	F/C	A		35		b	ADDTN
	OFP	P		108	3240	c	PORCH
	DK	P		192	2880	d	PORCH
	OH	P		8	300	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
475	1	2019-10-18	KLINGLER GENE	1WD	99000	2800	72200
506	1	2017-12-11	ARSENEAU WHITNEY R	1WD	84500	2800	72200
188	1	2014-05-15	MANNS NATHAN J	1WD	76900	4000	56260
97	1	2010-03-15	DAVIS LUKE J & JESSI L	1SD	75000	4370	57230
285	1	1998-05-20	BROOKS CHRISTOPHER M &	1WD	61100	4740	25710
899	1	1995-09-21	ROBY BRIAN M	1WD	51000	4710	24000
1160	1	1992-12-18		1WD	28850	0	26510
132	0	1987-02-27		*	17000	0	29910

Year	Land	Bldg	Total	Net Tax
2022	1030	31310	32340	1510.70
2021	1030	31310	32340	1516.20

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



125 N CHERRY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	611	81610
	Full Upper	FRAME	576	47420
	Basement		432	8300
	Subtotal			137330
Shingle	Roof	GAMBREL		

B 1 2 U A

Plaster/Drywall		X	X	
Unfinished Wall	X			
Floor/Pine		X	X	
Floor/Carpet		X	X	
Floor/Tile-Lino		L	L	
Number of Rooms	1	3	3	
Bedrooms			3	
Fireplace				
Openings	1			
Stacks	1			
Central Heat		A		
FORCED AIR				
Central A/C		A		
Plumbing				
Standard	1			
Extra 2 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	2 B F		1187		C	OLD/GD	149320	.40		129910
2	Garage		18X18	324		C	1960GD	7780	.60		4510

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	42.0000	42.00	66	67	161	108	4540	4540

Fireplaces	2000		
Air Conditioning	2170		
Plumbing	1400		
Extra Features	6420		
Total Value	149320		
PUB SIDEWALK			
Neighborhood:			
Code:	3630		
Dwl/Gar/NC%	1.4500		

Call Back: Sign: PSN Date: 2014-12-17 Lister:

36-560024.0200-v082020R