

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-630041.0000  
T33

RES  
2025

sale

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

2022 COCHENSFARGER LISA M	2017-08-31
2023 COCHENSFARGER LISA M	2017-08-31
2024 COCHENSFARGER LISA M	2017-08-31
2025 COCHENSFARGER LISA M	2017-08-31 FORBING & SON 40-42
811 N GILMORE ST	LWD
KENTON OH 43326	\$285,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	18400	27910	27910	27910	27900
Land100%	225570	289890	289890	289890	289890
Bldg100%	243970t	317800t	317800t	317800t	317790t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	6440	9770	9770	9770	9770
Bldg 35%	78950	101460	101460	101460	101460
Totl 35%	85390t	111230t	111230t	111230t	111230t
Hmstd35%	84560	110410	110410	109530	
Owner Oc	82.04	97.70	97.60	96.56	
Hmstd RB					
Net Tax	3906.80	4475.68	4740.60	4709.76	
Sp-Asmnt	30.00	46.00	30.00	33.00	

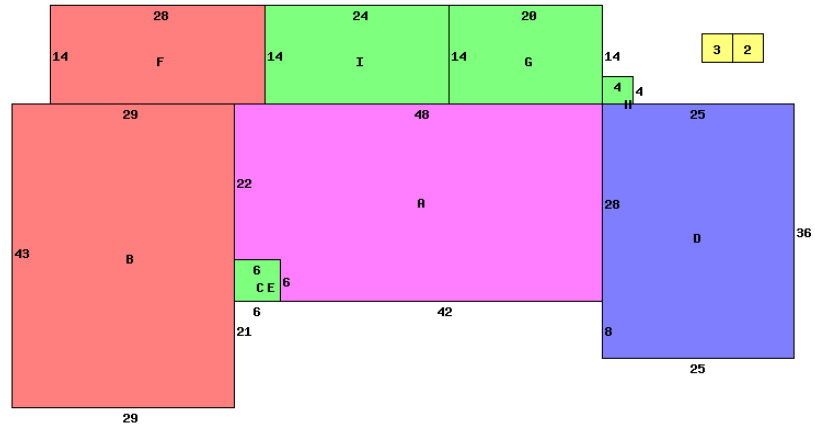
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	B	M		1308			
1 A	B/C	A		1247			ADDTN
	STP	P		36	140	c	PORCH
	B3	G		900	25200	d	GRAGE
	RFX	P		36	360	e	PORCH
	B/C	A		392		f	ADDTN
	EMP	P		280	12600	g	PORCH
	STP	P		16	60	h	PORCH
	PAT	P		336	1010	i	PORCH

#: 42, 74, 89 L/W  
 366300420000  
 366300740000  
 366300890000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
421	1	2017-08-31	COCHENSFARGER LISA M	LWD	285000	18630	196690
334	1	2002-07-02	MCBRAYER JOHN T & SHIRLE	LWD	190000	17090	144090

Year	Land	Bldg	Total	Net Tax
2021	6440	78950	85390	3921.38
2020	6440	78950	85390	3394.64

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



811 N GILMORE ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	BRICK	2947 206050
	Qtr Story	FRAME	2147 7060
	Basement		1308 24210
	Subtotal		237320
Shingle	Roof	GABLE	
Plaster/Drywall	D P	750 sq ft	Basement Finish 8160
Unfinished Wall	X		Fireplaces 2000
Floor/Hardwood	X		Air Conditioning 5130
Floor/Carpet	X		Plumbing 3500
Floor/Tile-Lino	T L		Garages and Carports 25200
Number of Rooms	5 9		Extra Features 14170
Bedrooms	4		Total Value 295480
Fireplace			
Openings	1	Neighborhood:	
Stacks	1	Code:	3690
Central Heat	A	Dwl/Gar/NC%	1.0600
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		
Extra 3 Fixture	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B B		3697		B	1979AV	384120	.30		285020
2 Shed		14X20	280		C	2013AV	3360	.30		2350
3 P	OPF	6X20	120		C	2013AV	3600	.30		2520
front lot		acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	Shape / Si
		139.0000	139.00	130	93	240	223	31000	27900	

Call Back:

Sign: PSN Date: 2015-02-23 Lister:

36-630041.0000-v082020R