PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230028.0000 RES
A27 2026

sale

2023 FRANSICO AUTUMN LEXUS		2021-02-23
2024 FRANSICO AUTUMN LEXUS		2021-02-23
2025 FRANSICO AUTUMN LEXUS		2021-02-23
2026 FRANSICO AUTUMN LEXUS M		2021-02-23 SHANAFELTS 3RD 28-29
353 KUERT AVE		2SD
		$139,000
KENTON OH 43326		

2028 ATLEE BRIAN D & REBECCA		2026-07-02
353 KUERT AVE		2SD
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%	11570	11570	11570	11570		11570	13230	13230
Bldg100%	96510	96510	96510	96510		96510	132800	132810
Totl100%	108090t	108090t	108090t	108090t		108090t	146030t	146040t
Cauv100%								
Tax Value:								
Land 35%	4050	4050	4050	4050		4050	4630	4630
Bldg 35%	33780	33780	33780	33780		33780	46480	46480
Totl 35%	37830t	37830t	37830t	37830t		37830t	51110t	51110t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1555.42	1645.50	1634.66	1634.66	1634.66			
Sp-Asmnt	22.79	33.77	33.77	33.77				

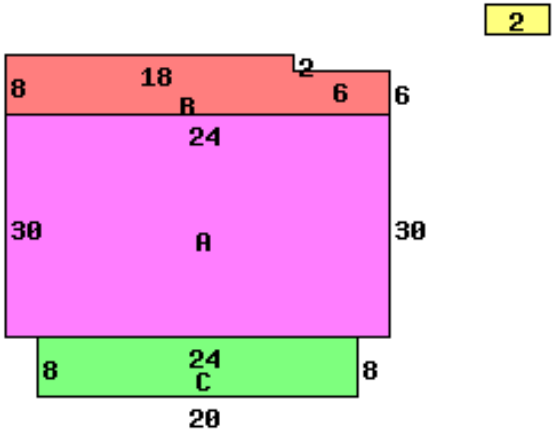
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		720		a	*MAIN
1	F/C	A		180		b	ADDTN
	OFP	P		160	4800	c	PORCH

#: 29, L/W
362300290000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
240	2	2026-07-02	ATLEE BRIAN D & REBECCA	2SD		178000	11570	96510
56	2	2021-02-23	FRANSICO AUTUMN LEXUS MAX	2SD		139000	8030	70830
551	2	2019-12-11	VARGAS CID JAZMIN L	2WD		23800	7630	56340
441	2	2019-10-04	NATIONSTAR MORTGAGE LLC	2SH		40535	7630	56340
368	1	2019-10-03	HATCHER JAMES R & ALISHA	1CO	*	0	7630	56340
273	2	2017-06-15	PACIFIC UNION FINANCIAL L	2SH		30000	9200	56200
60	1	1999-02-05	HATCHER JAMES R & ALISHA	1WD		25000	4740	32970
150	0	1986-03-07			*	0	0	26310

Year	Land	Bldg	Total	Net Tax
2022	2810	24790	27600	1289.28
2021	2810	24790	27600	1293.96

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



353 KUERT AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	900	102580
	Full Upper	FRAME	720	54360
	Qtr Story	FRAME	720	2970
	Basement		720	13610
	Subtotal			173520
Slate	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Unfinished Wall	X			X	
Floor/Pine		X	X		
Floor/Carpet		X			
Number of Rooms		1	3	4	1
Bedrooms			4		
Central Heat	A				
FORCED AIR					
Plumbing					
Standard		1			

Extra Features	4800
Total Value	178320
PUB SIDEWALK	
Neighborhood:	
Code:	3670
Dwl/Gar/NC%	1.5000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BAF		1620		C	OLD/AV	178320	.55		120370
2	Garage	F	24X32	768		C	1999AV	18430	.55		12440

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	97.5000	98.00	145	98	138	135	13230	13230

Call Back: Sign: PSN Date: 2015-01-27 Lister:

36-230028.0000-v082020R