PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230031.0000 RES
A25 2026

sale

2023	HUSTON JR DON R & SUE	1987-08-07
2024	HUSTON JR DON R & SUE	1987-08-07
2025	HUSTON JR DON R & SUE	1987-08-07
2026	HUSTON JR DON R & SUE E	1987-08-07 SHANAFELTS 3RD 31
	343 KUERT AVE	
		$15,000
	KENTON OH 43326	

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

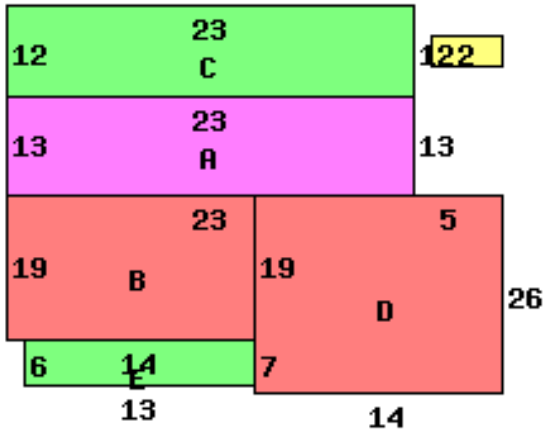
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5910	5910	5910	5910		5910	6740	6750
Bldg100%	82660	82660	82660	82660		82660	111830	111820
Totl100%	88570t	88570t	88570t	88570t		88570t	118570t	118570t
Cauv100%								
Tax Value:								
Land 35%	2070	2070	2070	2070		2070	2360	2360
Bldg 35%	28930	28930	28930	28930		28930	39140	39140
Totl 35%	31000t	31000t	31000t	31000t		31000t	41500t	41500t
Hmstd35%	29190	29190	29190	29190		29190	39680	
Owner Oc	25.84	25.80	25.74	25.74	25.74	hmstd 2070 l	27120 b	
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	879.80	905.04	884.12	884.12	884.12			
Sp-Asmnt	21.16	32.00	32.00	32.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		299		a	*MAIN
1 BA	F	A		266		b	ADDTN
	WDD	P		276	4140	c	PORCH
1T	F/C	A		364		d	ADDTN
	OFP	P		78	2340	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
673	0	1987-08-07		*	15000	0	17510

Year	Land	Bldg	Total	Net Tax
2022	1440	20950	22390	625.42
2021	1440	20950	22390	627.74

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



343 KUERT AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	929	101740
	Part Upper	FRAME	364	24710
	Qtr Story	FRAME	266	1250
	Basement		266	5220
	Subtotal			132920
Shingle	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	4	2	1	
Bedrooms			2		
Central Heat			A		
FORCED AIR					
Plumbing					
Standard	1				

Extra Features	6480
Total Value	139400
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	1 F/C		1293		C	OLD/GD	139400	.40	.15	106640		
2	Pole Build	1 MT 0	24X36	864		C	1996AV	12960	.60		5180	CONCRET FL	ELECTRIC

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	145	98	138	135	6750	6750

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

36-230031.0000-v082020R