PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230033.0000 RES
A23 2026

sale

2023	KOUGHER REBECCA A & R	2014-07-16
2024	KOUGHER REBECCA A & R	2014-07-16
2025	KOUGHER REBECCA A & R	2014-07-16
2026	KOUGHER REBECCA A & RIC	2014-07-16 SHANAFELTS 3RD 33
	333 KUERT AVE	1QC
		$0
	KENTON OH 43326	

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

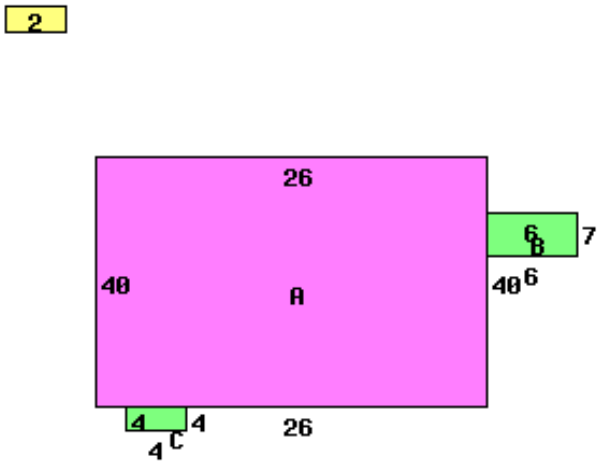
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5430	5430	5430	5430		5430	6200	6210
Bldg100%	82940	82940	82940	82940		82940	114140	114130
Totl100%	88370t	88370t	88370t	88370t		88370t	120340t	120340t
Cauv100%								
Tax Value:								
Land 35%	1900	1900	1900	1900		1900	2170	2170
Bldg 35%	29030	29030	29030	29030		29030	39950	39950
Totl 35%	30930t	30930t	30930t	30930t		30930t	42120t	42120t
Hmstd35%								
Owner Oc	27.38	27.34	27.26	27.26	27.26			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	875.40	900.44	879.58	879.58	879.58			
Sp-Asmnt	21.44	31.99	31.99	31.99				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		1040		a	*MAIN
	DK	P		42	630	b	PORCH
	DK	P		16	240	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
366	1	2014-07-16	KOUGHER REBECCA A & RICHA	1QC *	0	4310	65370
16	1	2014-01-13	KOUGHER REBECCA A ETAL	1CT *	0	4310	65370
546	1	2013-12-09	CASTLE PAMELA J	1CT *	0	4310	65370

Year	Land	Bldg	Total	Net Tax
2022	1320	26940	28260	892.48
2021	1320	26940	28260	895.80

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



333 KUERT AVE 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1040	104680
	Subtotal			104680
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	1820
Floor/Hardwood	X	Plumbing	2100
Floor/Carpet	X	Extra Features	870
Floor/Concrete	X	Total Value	109470
Number of Rooms	6		
Bedrooms	3	PUB SIDEWALK	
Central Heat	A	Neighborhood:	
		Code:	3670
Central A/C	A	Dwl/Gar/NC%	1.5000
Plumbing			
Standard	1		
Extra 3 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	1 F		1040		D	2004AV	87580	.18		107720
2	Garage	F	18X22	396		C	1998AV	9500	.55		6410

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	46.0000	46.00	145	98	138	135	6210	6210

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