

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230035.0000
A21

RES
2025

sale

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

2022 HAMB SANDRA GAIL	2016-09-26	
2023 HAMB SANDRA GAIL	2016-09-26	
2024 HAMB SANDRA GAIL	2016-09-26	
2025 HAMB SANDRA GAIL	2016-09-26	
323 KUERT AVE	2016-09-26 SHANAFELTS 2ND 21	
	1CT	
KENTON OH 43326	\$0	

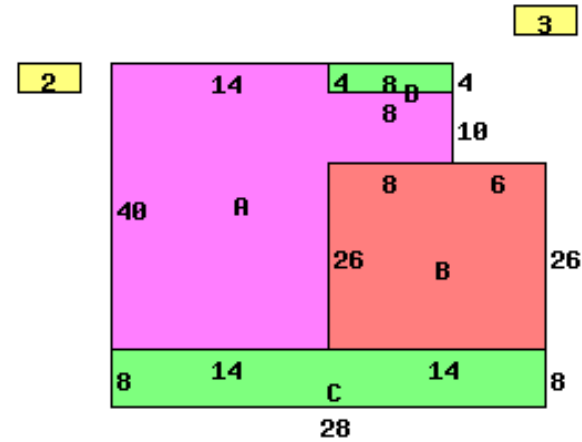
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5510	7860	7860	7860	7850
Bldg100%	47060	51770	51770	51770	51780
Totl100%	52570t	59630t	59630t	59630t	59630t
Cauvl00%					
Tax Value:					
Land 35%	1930	2750	2750	2750	2750
Bldg 35%	16470	18120	18120	18120	18120
Totl 35%	18400t	20870t	20870t	20870t	20870t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	859.52	858.10	907.80	901.80	
Sp-Asmnt	20.96	20.96	29.39	29.39	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 A	F/C	M		640			
1HB	F	A		364		b	ADDTN
	OFF	P		224	6720	c	PORCH
	EFF	P		32	1280	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
401	1	2016-09-26	HAMB SANDRA GAIL	1CT *	0	6260	29000
553	1	2004-09-02	HAMB OSCAR & SANDRA	1WD *	39000	4400	41740
601	9	1997-10-06	JONES BRUCE M ETAL	9QC *	0	4600	27540
601	7	1997-10-06	JONES NEIL H TR	7AF *	0	4600	27540
750	7	1995-08-11	JONES FAMILY TRUST	7QC *	0	4600	26800
112	1	1992-02-06		1WD	37080	0	23510

Year	Land	Bldg	Total	Net Tax
2021	1930	16470	18400	862.66
2020	1930	16470	18400	749.30

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



323 KUERT AVE 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1004 101050
	Part Upper	FRAME	364 20600
	Qtr Story	FRAME	640 2660
	Basement		64 1570
	Subtotal		125880
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Extra Features	8000
Unfinished Wall	X	Total Value	133880
Floor/Pine	X X		
Floor/Carpet	X X	PUB SIDEWALK	
Floor/Tile-Lino	L L		
Number of Rooms	1 5 2 1	Neighborhood:	
Bedrooms	2 2	Code:	3670
		Dwl/Gar/NC%	1.0900
Central Heat	A		
ELECTRIC			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 AF/C	1368		C	1900FR	133880	.65	Dpr	51080
2 Shed	*SV 0	12X14	168		OLD/FR	500			500
3 P	*SV PAT	12X16	192		OLD/AV	200			200
front lot	acres/	effective	depth	depth	actual	effective	extended	true	
	frontage	frontage	factor	factor	rate	rate	value	value	
	98.0000	72.00	125	91	120	109	7850	7850	

Call Back:

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

36-230035.0000-v082020R