

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

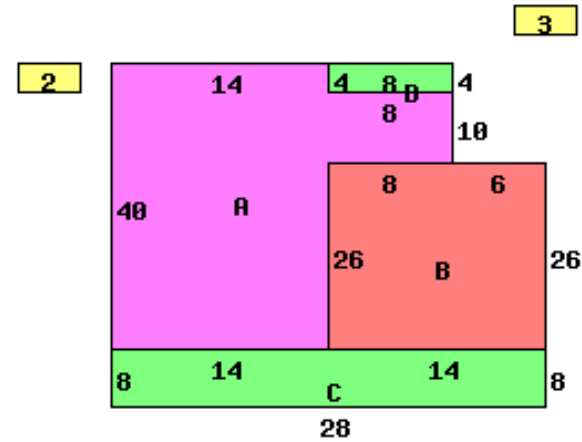
2022	HAMBY SANDRA GAIL	2016-09-26	
2023	HAMBY SANDRA GAIL	2016-09-26	
2024	HAMBY SANDRA GAIL	2016-09-26	
2025	HAMBY SANDRA GAIL	2016-09-26	
	323 KUERT AVE	2016-09-26	SHANAFELTS 2ND 21
			1CT
		\$0	
	KENTON OH 43326		

Tax Year	2022	2023	2024	2025	2025	
Prop Cls	510	510	510	510	510	CAMA 510
Acres						
Land100%	5510	7860	7860	7860		7850
Bldg100%	47060	51770	51770	51770		51780
Totl100%	52570t	59630t	59630t	59630t		59630t
Cauv100%						
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	901.80	
Sp-Asmnt	20.96	20.96	29.39	29.39		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	F/C	M		640		a	*MAIN
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:bldg
401	1	2016-09-26	HAMBY SANDRA GAIL	1CT *	0	6260	29000
553	1	2004-09-02	HAMBY 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



323 KUERT AVE 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1H			
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	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 AF/C			Cond	Value	Dpr	Dpr	Value
2 Shed	*SV 0	12X14	168	OLD/FR	500			500
3 P	*SV PAT	12X16	192	OLD/AV	200			200
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	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