PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230035.0000 RES
A21 2026

sale

2023 HAMBY SANDRA GAIL	2016-09-26	
2024 HAMBY SANDRA GAIL	2016-09-26	
2025 HAMBY SANDRA GAIL	2016-09-26	
2026 HAMBY SANDRA GAIL	2016-09-26	SHANAFELTS 2ND 21
323 KUERT AVE	1CT	
	$0	
KENTON OH 43326		

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

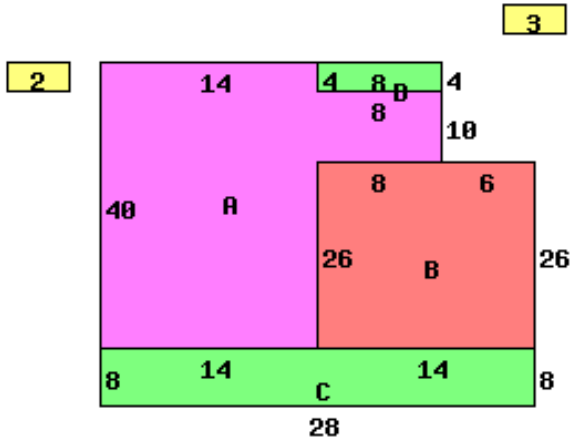
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7860	7860	7860	7860		7860	9060	9070
Bldg100%	51770	51770	51770	51770		51770	71000	70990
Totl100%	59630t	59630t	59630t	59630t		59630t	80060t	80060t
Cauv100%								
Tax Value:								
Land 35%	2750	2750	2750	2750		2750	3170	3170
Bldg 35%	18120	18120	18120	18120		18120	24850	24850
Totl 35%	20870t	20870t	20870t	20870t		20870t	28020t	28020t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	858.10	907.80	901.80	901.80	901.80			
Sp-Asmnt	20.96	29.39	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
	OFP	P		224	6720	c	PORCH
	EFP	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
2022	1930	16470	18400	859.52
2021	1930	16470	18400	862.66

p r o j e c t		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

			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	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%	1.5000
Central Heat	A			
ELECTRIC				
Plumbing				
Standard	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 AF/C		1368		C	1900FR	133880	.65		70290
2	Shed	*SV 0	12X14	168			OLD/FR	500			500
3	P	*SV PAT	12X16	192			OLD/AV	200			200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	98.0000	72.00	125	91	138	126	9070	9070

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