

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230041.0000
A16

RES
2023

sale

2020 GOSSARD ROBERT E & BA	
2021 GOSSARD ROBERT E & BA	
2022 PIPER MICHAEL R	2021-04-06
2023 PIPER MICHAEL R	2021-04-06 SHANAFELTS 2ND 9
231 KUERT AVE	1WD
	\$58,200
KENTON OH 43326	07.1-05-23-041

Eff Rate:-	44.63	50.76	50.59	44.66	a/r
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3940	3940	3940	5660	5650
Bldg100%	49940	49940	49940	56710	56710
Totl100%	53890t	53890t	53890t	62370t	62360t
Cauvl00%					
Tax Value:					
Land 35%	1380	1380	1380	1980	1980
Bldg 35%	17480	17480	17480	19850	19850
Totl 35%	18860t	18860t	18860t	21830t	21830t
Hmstd35%					
Owner Oc			18.30	19.32	
Hmstd RB					
Net Tax	768.04	884.22	862.72	878.24	
Sp-Asmnt	20.47	20.48	20.47	20.47	

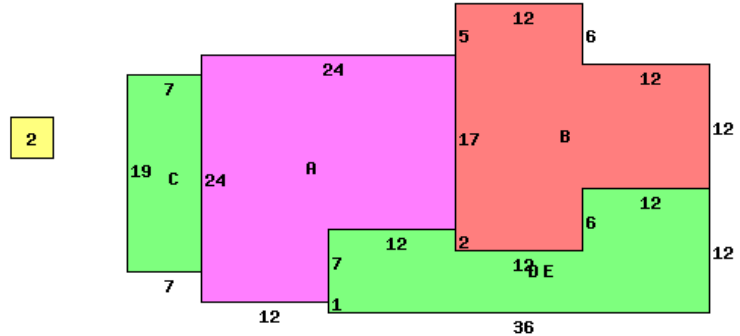
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		492		b	ADDTN
1HB	F	A		432		c	PORCH
	OFF	P		133	3990	d	PORCH
	CAN	P		312	2500	e	PORCH
	DK	P		312	4680		

HOUSE HAS NO PLUMBING IN KITCHEN NO CABINETS NEEDS NEW FLOORS

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
122	1	2021-04-06	PIPER MICHAEL R	1WD	58200	3940	49940

Year	Land	Bldg	Total	Net Tax
2019	1310	5730	7040	277.22
2018	1310	5730	7040	277.52

Project
902 MAIN DISTRICT CONSERVANCY XA/2023
500 HARDIN COUNTY LANDFILL XA/2023



231 KUERT AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 1H	Main	924	101200
Floor Level	Part Upper	432	23850
	Basement	432	8300
	Subtotal		133350
Shingle	Roof		
	B 1 2 U A		
Plaster/Drywall	X X	Extra Features	11170
Panelled Wall	X	Total Value	144520
Unfinished Wall	X		
Floor/Pine	X X	PUB SIDEWALK	
Number of Rooms	1 5 2		
Bedrooms	2	Neighborhood:	
		Code:	3670
Central Heat	A	Dwl/Gar/NC%	1.0900
FORCED AIR			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1H F/C			COND	Value	.55	.20	56710
2 Shed	*pp	8X10		2019AV	144520			0
front lot	55.0000	50.00	132	94	120	113	5650	5650