PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230041.0000 RES
A16 2026

sale

2023 PIPER MICHAEL R		2021-04-06
2024 PIPER MICHAEL R		2021-04-06
2025 PIPER MICHAEL R		2021-04-06
2026 PIPER MICHAEL R		2021-04-06 SHANAFELTS 2ND 9
231 KUERT AVE		1WD
		$58,200
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	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5660	5660	5660	5660		5660	6510	6500
Bldg100%	56710	56710	56710	56710		56710	78030	78040
Totl100%	62370t	62370t	62370t	62370t		62370t	84540t	84540t
Cauv100%								
Tax Value:								
Land 35%	1980	1980	1980	1980		1980	2280	2280
Bldg 35%	19850	19850	19850	19850		19850	27310	27310
Totl 35%	21830t	21830t	21830t	21830t		21830t	29590t	29590t
Hmstd35%								
Owner Oc	19.32	19.30	19.24	19.24	19.24			
Hmstd RB								
Net Tax	878.24	930.24	924.04	924.04	924.04			
Sp-Asmnt	20.47	30.10	30.10	30.10				

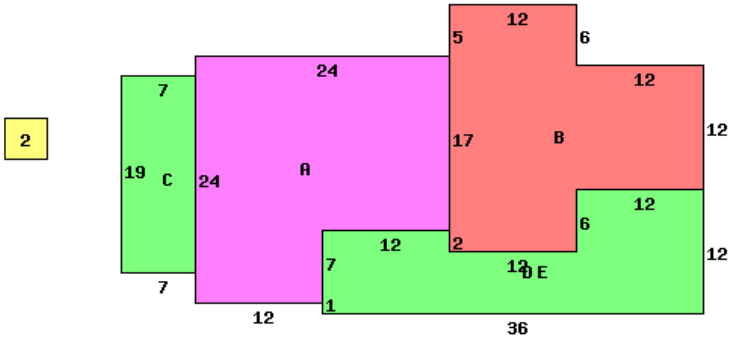
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		492		a	*MAIN
1HB	F	A		432		b	ADDTN
	OFP	P		133	3990	c	PORCH
	CAN	P		312	2500	d	PORCH
	DK	P		312	4680	e	PORCH

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
2022	1380	17480	18860	862.72
2021	1380	17480	18860	884.22

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



231 KUERT AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	924	101200
	Part Upper	FRAME	432	23850
	Basement		432	8300
	Subtotal			133350
Shingle	Roof	GABLE		

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%	1.5000
FORCED AIR				
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	1H F/C		1356		C	OLD/AV	144520	.55	.20	78040
2	Shed	*pp	8X10	0			2019AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	55.0000	50.00	132	94	138	130	6500	6500

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

36-230041.0000-v082020R