PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230047.0000 RES
A32 2025

sale

2022 SZCZEPKOWSKI ALAN	2018-06-01	
2023 SZCZEPKOWSKI ALAN	2018-06-01	
2024 SZCZEPKOWSKI ALAN	2018-06-01	
2025 SZCZEPKOWSKI ALAN	2018-06-01	SHANAFELTS 3RD 38
354 KUERT AVE	2WD	S 1/3 41
	$31,000	
KENTON OH 43326		

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	6340	6340	6340	6340
Bldg100%	67460	86260	86260	86260	86260
Totl100%	71200t	92600t	92600t	92600t	92600t
Cauv100%					
Tax Value:					
Land 35%	1310	2220	2220	2220	2220
Bldg 35%	23610	30190	30190	30190	30190
Totl 35%	24920t	32410t	32410t	32410t	32410t
Hmstd35%					
Owner Oc	24.18	28.68	28.66	28.58	
Hmstd RB					
Net Tax	1139.92	1303.92	1381.10	1371.88	
Sp-Asmnt	21.26	21.26	32.37	32.37	

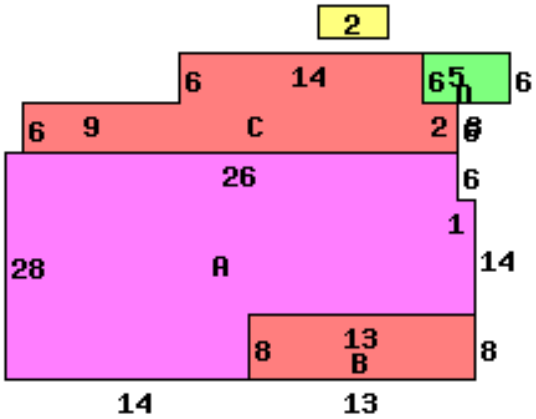
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		646		a	*MAIN
1	F/C	A		104		b	ADDTN
1	F/C	A		234		c	ADDTN
	DK	P		30	450	d	PORCH

#: 69 L/W
2023 DUPLICATE COMBINED PARCELS
362300690000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
249	2	2018-06-01	SZCZEPKOWSKI ALAN	2WD	31000	3540	54340

Year	Land	Bldg	Total	Net Tax
2021	1310	23610	24920	1144.16
2020	1310	23610	24920	990.44

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



354 KUERT AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	984	103300
	Full Upper	FRAME	646	51800
	Basement		646	12260
	Subtotal			167360
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X X	216 sq ft	Basement Finish 2590
Panelled Wall	X		Plumbing 1400
Floor/Hardwood	X X		Extra Features 970
Floor/Carpet	X		Total Value 172320
Floor/Tile-Lino	X		
Number of Rooms	1 6 3		PUB SIDEWALK
Bedrooms	3		
			Neighborhood:
Central Heat	A		Code: 3670
HOT WATER			Dwl/Gar/NC% 1.0900
Plumbing			
Standard	1		
Extra 2 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BAF		1846		C	OLD/AV	172320	.55		84520
2	Garage	CB		238		D	1981AV	4570	.65		1740

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	47.5000	48.00	130	93	120	112	5380	5380
rear lot		48.00	47	51	40	20	960	960

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

36-230047.0000-v082020R