

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230049.0000
A34

RES
2025

sale

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

2022	ALBERT SAMUEL	2017-09-27	
2023	ALBERT SAMUEL	2017-09-27	
2024	ALBERT SAMUEL	2017-09-27	
2025	ALBERT SAMUEL	2017-09-27	SHANAFELTS 3RD 37
	346 KUERT AVE	LWD	
	KENTON OH 43326	\$20,000	

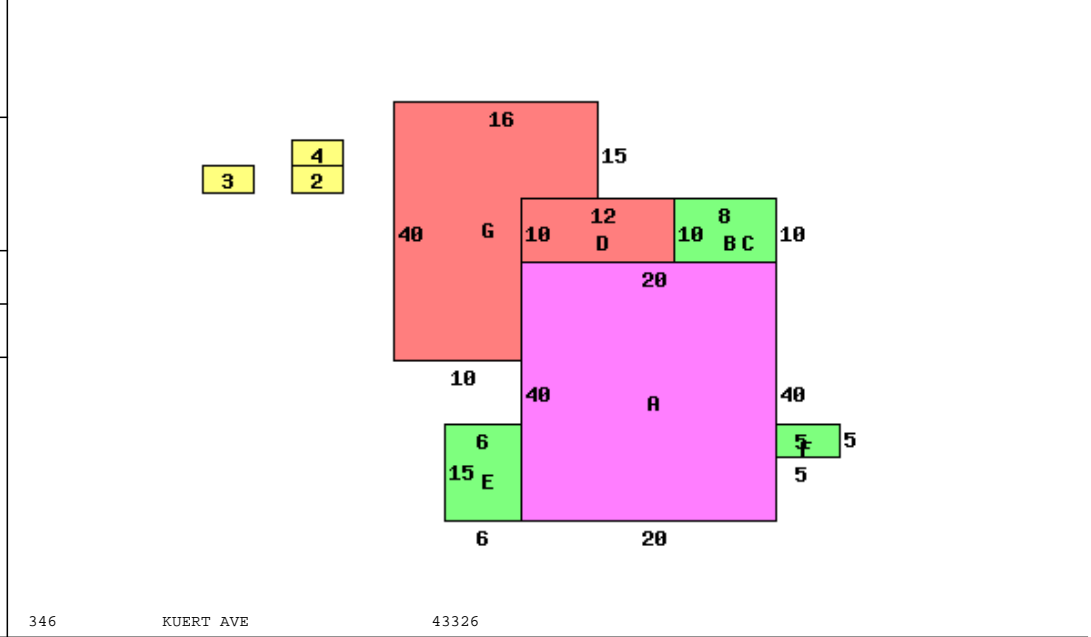
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	560	560	560	560	560
Acres					
Land100%	4310	6110	6110	6110	6120
Bldg100%	41000	67770	67770	67770	67760
Totl100%	45310t	73890t	73890t	73890t	73880t
Cauvl00%					
Tax Value:					
Land 35%	1510	2140	2140	2140	2140
Bldg 35%	14350	23720	23720	23720	23720
Totl 35%	15860t	25860t	25860t	25860t	25860t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	740.88	1063.28	1124.86	1117.44	
Sp-Asmnt	20.89	20.89	30.68	30.68	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		800		a	*MAIN
	CPY	P		80	640	b	PORCH
	STP	P		80	320	c	PORCH
1	F	A		120		d	ADDTN
	DK	P		90	1350	e	PORCH
	STP	P		25	100	f	PORCH
1	F	A		490		g	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
479	1	2017-09-27	ALBERT SAMUEL	LWD	20000	4910	38710
435	1	2017-09-06	QUEST FEDERAL CREDIT UNIO	IDO	19000	4910	38710
455	1	2015-09-09	ACTON JAN	LWD *	20000	4910	38710
305	1	2015-06-22	HOME SAVINGS & LOAN CO THE	IDD *	18666	4910	38710
44	1	2003-01-29	PARLEY MARTIN L	LWD	59900	3400	29140
631	1	1999-10-13	PERKINS DENNY EDWARD & P	LWD	29900	3600	20000
297	1	1996-08-05	WARD THOMAS	IOC *	0	3600	6000
805	1	1993-09-03	WARD THOMAS LE RUTH A WA	LWD *	0	0	9600

Year	Land	Bldg	Total	Net Tax
2021	1510	15710	17220	807.34
2020	1510	15710	17220	701.24

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



346 KUERT AVE 43326

Occupancy 4 M/H on Real Estate				*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value		
Floor Level	Main	FRAME	1410	111480	
Metal	Subtotal			111480	
	Roof	GABLE			
	B 1 2 U A				
Panelled Wall	X	Extra Features		2810	
Floor/Carpet	X	Total Value		114290	
Number of Rooms	6				
Bedrooms	2	PUB SIDEWALK			
Insulation	F	Neighborhood:			
Central Heat	A	Code:		3670	
FORCED AIR		Dwl/Gar/NC%		1.0900	
Plumbing					
Standard	1				

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 MH/REAL	1 F/C	20X40	1410	MHD	1995A	91430	.24	.20	60590
2 Garage	CB	24X30	720	C	1967AV	17280	.65		6590
3 Shed	*PP	10X14	140		1967AV	0			0
4 P	CAN	10X24	240	C	1967FR	1920	.70		580
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
	46.0000	46.00	192	111	120	133	6120	6120	