PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230049.0000 RES
A34 2026

sale

2023 ALBERT SAMUEL	2017-09-27	
2024 ALBERT SAMUEL	2017-09-27	
2025 ALBERT SAMUEL	2017-09-27	
2026 ALBERT SAMUEL	2017-09-27	SHANAFELTS 3RD 37
346 KUERT AVE	1WD	
	$20,000	
KENTON OH 43326		

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

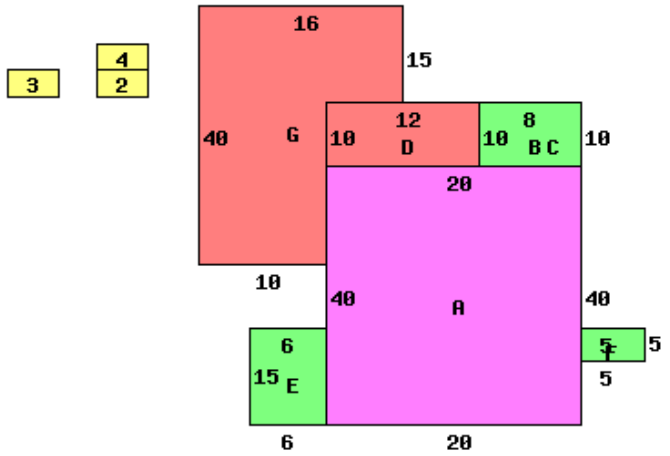
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	560	560	560	560	0	560	560	560
Acres								
Land100%	6110	6110	6110	6110		6110	7030	7040
Bldg100%	67770	67770	67770	67770		67770	93030	93040
Totl100%	73890t	73890t	73890t	73890t		73890t	100060t	100080t
Cauv100%								
Tax Value:								
Land 35%	2140	2140	2140	2140		2140	2460	2460
Bldg 35%	23720	23720	23720	23720		23720	32560	32560
Totl 35%	25860t	25860t	25860t	25860t		25860t	35020t	35030t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1063.28	1124.86	1117.44	1117.44	1117.44			
Sp-Asmnt	20.89	30.68	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	1WD		20000	4910	38710
435	1	2017-09-06	QUEST FEDERAL CREDIT UNIO	1DD		19000	4910	38710
455	1	2015-09-09	ACTON JAN	1WD	*	20000	4910	38710
305	1	2015-06-22	HOME SAVINGS &LOAN CO THE	1DD	*	18666	4910	38710
44	1	2003-01-29	FARLEY MARTIN L	1WD		59900	3400	29140
631	1	1999-10-13	PERKINS DENNY EDWARD & P	1WD		29900	3600	20000
297	1	1996-08-05	WARD THOMAS	1QC	*	0	3600	6000
805	1	1993-09-03	WARD THOMAS LE RUTH A WA	1WD	*	0	0	9600

Year	Land	Bldg	Total	Net Tax
2022	1510	14350	15860	740.88
2021	1510	15710	17220	807.34

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1410	111480
	Subtotal			111480
Metal	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%	1.5000
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	MH/REAL		1	F/C	20X40	1410		MHD	1995A	91430	.24	.20	83390
2	Garage			CB	24X30	720		C	1967AV	17280	.65		9070
3	Shed		*PP		10X14	140			1967AV	0			0
4	P			CAN	10X24	240		C	1967FR	1920	.70		580

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	46.0000	46.00	192	111	138	153	7040	7040

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

36-230049.0000-v082020R