

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230050.0000
A35

RES
2025

sale

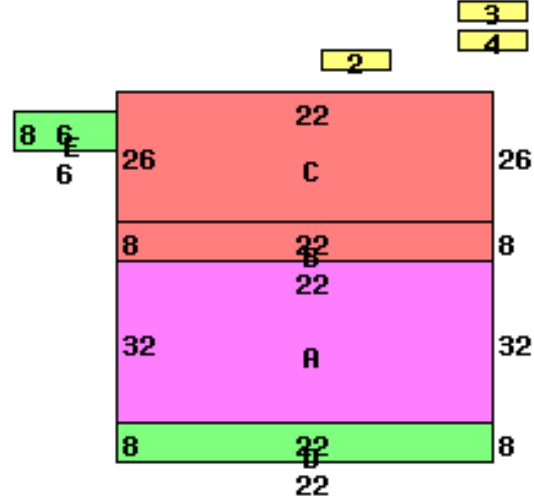
2022	MADISON JR RICHARD C	
2023	MADISON JR RICHARD C	
2024	MADISON JR RICHARD C	
2025	MADISON JR RICHARD C & 344 KUERT AVE	SHANAFELTS 3RD 36
KENTON OH 43326		\$0

Eff Rate:-	50.59	44.66	47.03	46.74	a/r	
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	4660	6660	6660	6660	6660	6650
Bldg100%	42490	61260	63030	63030	63030	63020
Totl100%	47140t	67910t	69690t	69690t	69690t	69670t
Cauv100%						
Tax Value:						
Land 35%	1630	2330	2330	2330	2330	2330
Bldg 35%	14870	21440	22060	22060	22060	22060
Totl 35%	16500t	23770t	24390t	24390t	24390t	24380t
Hmstd35%	15360	22260	22880	22880	22880	
Owner Oc	14.90	19.70	20.22	20.16	20.16	hmstd 2330 l 20550 b
Hmstd RB	400.22	368.96	417.58	429.66	429.66	
Net Tax	355.66	588.68	623.10	604.08	604.08	
Sp-Asmnt	20.87	20.87	30.30	30.30		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		704			
1	F/C	A		176		b	ADDTN
1	F/C	A		572		c	ADDTN
	OFF	P		176	5280	d	PORCH
	DK	P		48	720	e	PORCH

Year	Land	Bldg	Total	Net Tax
2021	1630	14870	16500	356.96
2020	1630	14870	16500	309.14

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



344 KUERT AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1452	114290
Metal	Subtotal	114290
	Roof	
Plaster/Drywall	X	Plumbing 2100
Panelled Wall	X	Extra Features 6000
Floor/Hardwood	X	Total Value 122390
Floor/Carpet	X	
Number of Rooms	1	PUB ALLEY
Bedrooms	4	
Central Heat	A	Neighborhood:
GRAV AIR		Code: 3670
Plumbing		Dwl/Gar/NC% 1.0900
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True				
1 DWELLING	1 F/C	1452		D	1964FR	97910	.45	Dpr	58700				
2 Pole Build		30X30	900	C	1993AV	10800	.60		4320				
3 Shed	*PP	8X8	64		OLD/	0			0				
4 Shed	*PP	10X10	100		OLD/	0			0				
front lot	50.0000	effective frontage	50.00	depth	192	actual depth	111	effective rate	120	extended value	6650	true value	6650