PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230050.0000 RES
A35 2026

sale

2023 MADISON JR RICHARD C
2024 MADISON JR RICHARD C
2025 MADISON JR RICHARD C
2026 MADISON JR RICHARD C &
344 KUERT AVE
KENTON OH 43326

SHANAFELTS 3RD 36

$0

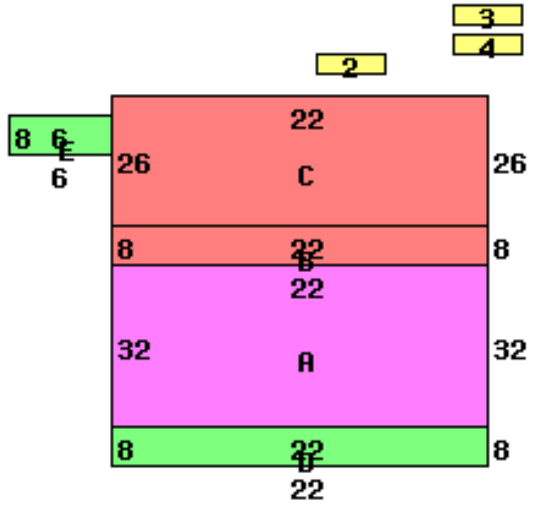
Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6660	6660	6660	6660		6660	7660	7650
Bldg100%	61260	63030	63030	63030		63030	85110	85100
Totl100%	67910t	69690t	69690t	69690t		69690t	92770t	92750t
Cauv100%								
Tax Value:								
Land 35%	2330	2330	2330	2330		2330	2680	2680
Bldg 35%	21440	22060	22060	22060		22060	29790	29780
Totl 35%	23770t	24390t	24390t	24390t		24390t	32470t	32460t
Hmstd35%	22260	22880	22880	22880		22880	30950	
Owner Oc	19.70	20.22	20.16	20.16	20.16	hmstd 2330 l	20550 b	
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	588.68	623.10	604.08	604.08	604.08			
Sp-Asmnt	20.87	30.30	30.30	30.30				

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

Year	Land	Bldg	Total	Net Tax
2022	1630	14870	16500	355.66
2021	1630	14870	16500	356.96

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1452	114290
	Subtotal			114290
Metal	Roof	GABLE		

B 1 2 U A

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		
		Neighborhood:	
Central Heat	A	Code:	3670
GRAV AIR		Dwl/Gar/NC%	1.5000
Plumbing			
Standard	1		
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1452		D	1964FR	97910	.45		80780
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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	192	111	138	153	7650	7650

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

36-230050.0000-v082020R