PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230051.0000 RES
A36 2026

sale

2023	MADISON RICHARD C JR	2015-05-22
2024	MADISON RICHARD C JR	2015-05-22
2025	MADISON RICHARD C JR	2015-05-22
2026	MADISON RICHARD C JR &	2015-05-22 SHANAFELTS 3RD 35
	342 KUERT AVE	1SD
		$6,000
	KENTON OH 43326	

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

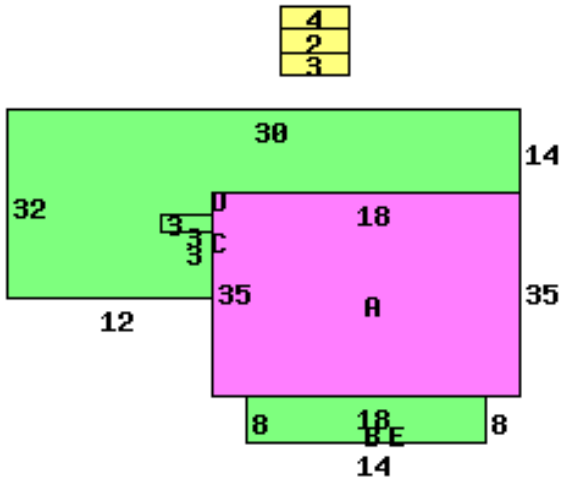
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6110	6110	6110	6110		6110	7030	7040
Bldg100%	34570	34570	34570	34570		34570	45140	45130
Totl100%	40690t	40690t	40690t	40690t		40690t	52170t	52170t
Cauv100%								
Tax Value:								
Land 35%	2140	2140	2140	2140		2140	2460	2460
Bldg 35%	12100	12100	12100	12100		12100	15800	15800
Totl 35%	14240t	14240t	14240t	14240t		14240t	18260t	18260t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	585.50	619.40	615.30	615.30	615.30			
Sp-Asmnt	20.50	27.68	27.68	27.68				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		630		a	*MAIN
	CAN	P		112	900	b	PORCH
	STP	P		9	40	c	PORCH
	PAT	P		627	1880	d	PORCH
	PAT	P		112	340	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
238	1	2015-05-22	MADISON RICHARD C JR & JA	1SD *	6000	4910	16940
876	9	1992-09-16		9WD *	0	0	10510

Year	Land	Bldg	Total	Net Tax
2022	1510	7900	9410	439.58
2021	1510	7900	9410	441.18

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



342 KUERT AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	630	84140
	Subtotal			84140
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Heating	-800
Floor/Hardwood	X	Extra Features	3160
Floor/Pine	X	Total Value	86500
Number of Rooms	4		
Bedrooms	2	PUB SIDEWALK	
Plumbing		Neighborhood:	
Standard	1	Code:	3670
		Dwl/Gar/NC%	1.5000

	Bldg Type	SHB+	Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1	F/C		630		D+	OLD/FR	73530	.65		38600
2	Pole Build			30X40	1200		C	1994VP	14400	.75		3600
3	P		CAN	12X30	360		C	2020AV	2880	.15		2450
4	Lean-To			8X30	240		C	1994VP	1920	.75		480

	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: