

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230053.0000
A38

RES
2025

sale

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

2022 ROGERS WAYNE L	
2023 ROGERS WAYNE L	
2024 ROGERS WAYNE L	
2025 ROGERS WAYNE L	SHANAFELTS 2ND 24
326 KUERT AVE	
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	4660	6660	6660	6660	6650
Land100%	69910	76060	76060	76060	76070
Bldg100%	74570t	82710t	82710t	82710t	82720t
Totl100%					
Cauv100%					

2026 INTERSTATE REALTY HOLDI	2025-12-18
326 KUERT AVE	3WD
KENTON OH 43326	

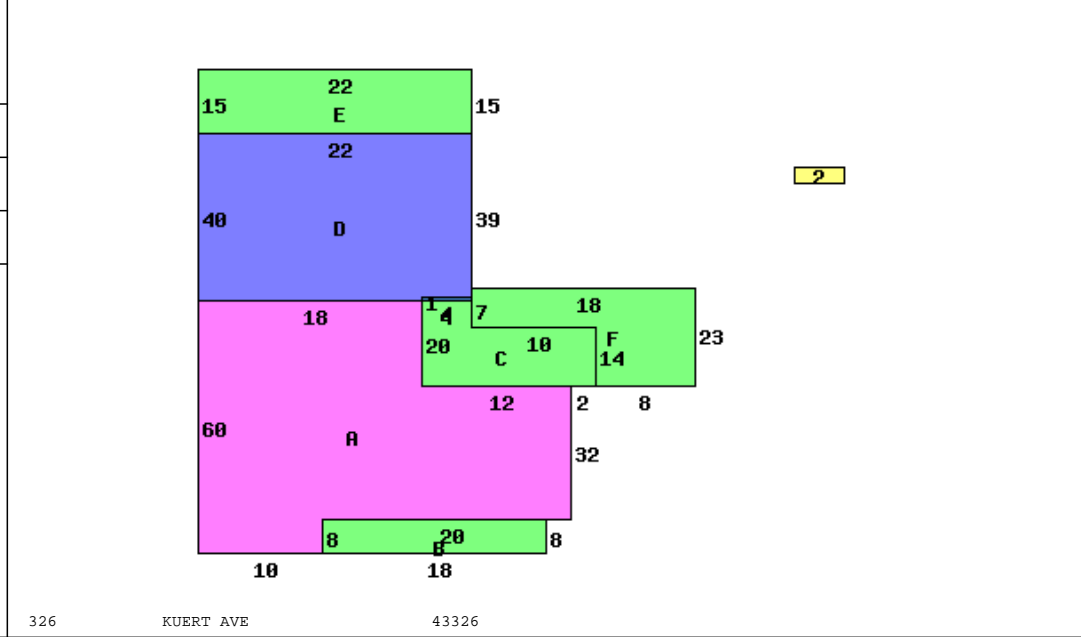
Tax Value:					
Land 35%	1630	2330	2330	2330	2330
Bldg 35%	24470	26620	26620	26620	26620
Totl 35%	26100t	28950t	28950t	28950t	28950t
Hmstd35%	26000	28950	28950	28950	
Owner Oc	25.22	25.62	25.60	25.52	
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	793.78	795.74	816.06	795.78	
Sp-Asmnt	21.34	21.34	31.48	31.48	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1400			
	DK	P		144	4320	b	PORCH
	F4	G		224	3360	c	PORCH
	PAT	P		880	21120	d	GRAGE
	DK	P		330	990	e	PORCH
				274	4110	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
585	3	2025-12-18	INTERSTATE REALTY HOLDING	3WD	195000	6660	76060
171	3	2025-04-11	ROGERS CHRIS T ETAL	3AF *	0	6660	76060

Year	Land	Bldg	Total	Net Tax
2021	1630	24470	26100	796.72
2020	1630	24470	26100	689.68

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025



326 KUERT AVE 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 1	Main	Sq-Ft Value
Floor Level	Subtotal	1400 111360
Metal	Roof	111360
Plaster/Drywall	D	Air Conditioning 2440
Panelled Wall	X	Garages and Carports 21120
Floor/Pine	X	Extra Features 12780
Floor/Carpet	X	Total Value 147700
Number of Rooms	6	
Bedrooms	3	PUB SIDEWALK
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3670
Central A/C	A	Dwl/Gar/NC% 1.0900
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	1 F/C	1400		C	1955GD	147700	.37	.25	76070
2 Shed	*PP	10X10	100		1960AV	0			0
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
	50.0000	50.00	192	111	120	133	6650	6650	

Call Back: Sign: PSN Date: 2015-01-27 Lister: 36-230053.0000-v082020R