PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230053.0000 RES
A38 2026

sale

2023	ROGERS WAYNE L		
2024	ROGERS WAYNE L		
2025	ROGERS WAYNE L		
2026	ROGERS WAYNE L		SHANAFELTS 2ND 24
	326 KUERT AVE	$0	
	KENTON OH 43326		

2027	INTERSTATE REALTY HOLDI	2025-12-18	
	326 KUERT AVE	3WD	
	KENTON OH 43326		

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

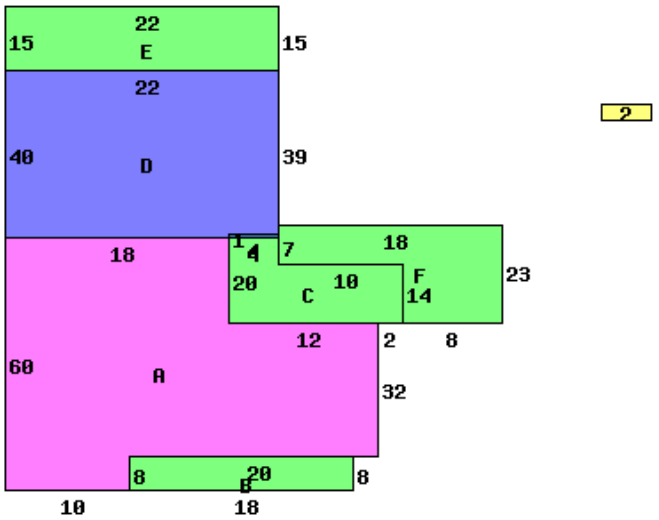
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6660	6660	6660	6660		6660	7660	7650
Bldg100%	76060	76060	76060	76060		76060	104690	104680
Totl100%	82710t	82710t	82710t	82710t		82710t	112340t	112330t
Cauv100%								
Tax Value:								
Land 35%	2330	2330	2330	2330		2330	2680	2680
Bldg 35%	26620	26620	26620	26620		26620	36640	36640
Totl 35%	28950t	28950t	28950t	28950t		28950t	39320t	39320t
Hmstd35%	28950	28950	28950	28950		28950	39320	
Owner Oc	25.62	25.60	25.52	25.52	25.52	hmstd 2330 l	26620 b	
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	795.74	816.06	795.78	795.78	795.78			
Sp-Asmnt	21.34	31.48	31.48	31.48				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	1630	24470	26100	793.78
2021	1630	24470	26100	796.72

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



326 KUERT AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1400	111360
	Subtotal			111360
Metal	Roof	HIP		

B 1 2 U A

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%	1.5000
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	DWELLING	1 F/C		1400		C	1955GD	147700	.37	.25	104680
2	Shed	*PP	10X10	100			1960AV	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:

36-230053.0000-v082020R