

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230054.0000
A39

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 23 |
| 324 KUERT AVE | |
| KENTON OH 43326 | \$0 |

| | | | | | |
|----------|--------|--------|--------|--------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 4660 | 6660 | 6660 | 6660 | 6650 |
| Bldg100% | 9770 | 7430 | 7430 | 7430 | 7430 |
| Totl100% | 14430t | 14090t | 14090t | 14090t | 14080t |
| Cauv100% | | | | | |

| | |
|------------------------------|------------|
| 2026 INTERSTATE REALTY HOLDI | 2025-12-18 |
| 324 KUERT AVE | 3WD |
| KENTON OH 43326 | |

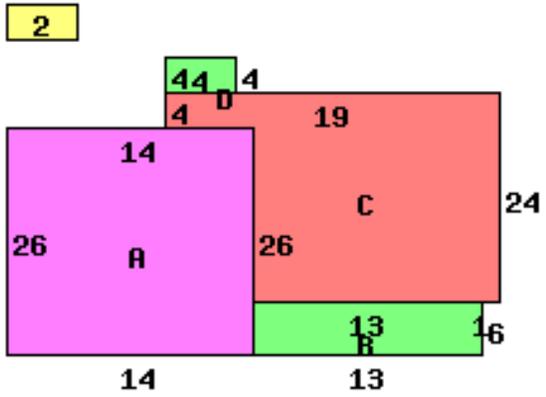
| | | | | | |
|------------|--------|--------|--------|--------|-------|
| Tax Value: | | | | | |
| Land 35% | 1630 | 2330 | 2330 | 2330 | 2330 |
| Bldg 35% | 3420 | 2600 | 2600 | 2600 | 2600 |
| Totl 35% | 5050t | 4930t | 4930t | 4930t | 4930t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 235.90 | 202.70 | 214.44 | 213.04 | |
| Sp-Asmnt | 2.67 | 2.67 | 7.27 | 7.27 | |

| | | | | | | |
|----------|--------|--------|------|-----------|------------|---------|
| SHB+ 1HB | CONS F | TYPE M | FACT | SQ-FT 364 | VALUE 2340 | a *MAIN |
| 1 | OFF | P | | 78 | | b PORCH |
| | F/C | A | | 356 | | c ADDTN |
| | STP | P | | 16 | 60 | d PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 585 | 3 | 2025-12-18 | INTERSTATE REALTY HOLDING | 3WD | 195000 | 6660 | 7430 |
| 171 | 3 | 2025-04-11 | ROGERS CHRIS T ETAL | 3AF * | 0 | 6660 | 7430 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 1630 | 11630 | 13260 | 621.68 |
| 2020 | 1630 | 11630 | 13260 | 539.98 |

| Project | ben acres | / % | factor |
|-------------------------------|-----------|-----|---------|
| 902 MAIN DISTRICT CONSERVANCY | | | XA/2025 |



324 KUERT AVE 43326

| | |
|---------------------------|------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS |
| Story Height 1H | Sq-Ft Value |
| Floor Level | |
| Main | FRAME 720 90500 |
| Part Upper | FRAME 364 20600 |
| Basement | 182 3830 |
| Subtotal | 114930 |
| Shingle | Roof GABLE |
| Plaster/Drywall | P P Heating -1370 |
| Panelled Wall | X Plumbing -3800 |
| Unfinished Wall | X Extra Features 2400 |
| Floor/Pine | X X Total Value 112160 |
| Floor/Tile-Lino | L L |
| Number of Rooms | 1 4 2 PUB SIDEWALK |
| Bedrooms | 1 2 Neighborhood: |
| | Code: 3670 |
| | Dwl/Gar/NC% 1.0900 |

| Bldg Type | SHB+Cons | DixHt | Area | Unit Rate | Grade | Blt/Renov | Replace | Phy Dpr | Fnc Dpr | True Value |
|------------|-----------------|--------------------|-------|---------------|-------|----------------|----------------|------------|---------|------------|
| 1 DWELLING | LHB F | 9X7 | 1084 | | C- | 1940AV | 100940 | .55 | .85 | 7430 |
| 2 Shed | *NV 0 | | 63 | | | 1970 | 0 | | | 0 |
| front lot | acres/ frontage | effective frontage | depth | actual factor | rate | effective rate | extended value | true value | | |
| | 50.0000 | 50.00 | 192 | 111 | 120 | 133 | 6650 | 6650 | | |

Call Back:

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

36-230054.0000-v082020R