PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230054.0000 RES
A39 2025

sale

2022	ROGERS WAYNE L		
2023	ROGERS WAYNE L		
2024	ROGERS WAYNE L		
2025	ROGERS WAYNE L		SHANAFELTS 2ND 23
	324 KUERT AVE		
		$0	
	KENTON OH 43326		

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

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

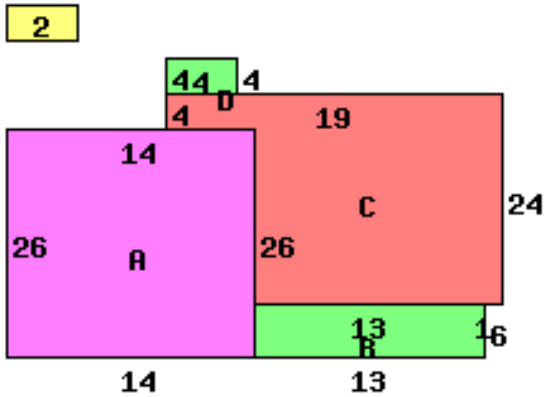
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4660	6660	6660	6660	6650
Bldg100%	9770	7430	7430	7430	7430
Totl100%	14430t	14090t	14090t	14090t	14080t
Cauv100%					
Tax Value:					
Land 35%	1630	2330	2330	2330	2330
Bldg 35%	3420	2600	2600	2600	2600
Totl 35%	5050t	4930t	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+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		364		a	*MAIN
	OFP	P		78	2340	b	PORCH
1	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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	720	90500
	Part Upper	FRAME	364	20600
	Basement		182	3830
	Subtotal			114930
Shingle	Roof	GABLE		

B 1 2 U A

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 FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F			1084		C-	1940AV	100940	.55	.85	7430
2	Shed	*NV	0	9X7	63			1970	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	120	133	6650	6650

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

36-230054.0000-v082020R