

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230054.0000
A39

RES
2023

sale

2020 ROGERS WAYNE L					
2021 ROGERS WAYNE L					
2022 ROGERS WAYNE L					
2023 ROGERS WAYNE L					
324 KUERT AVE					
KENTON OH 43326	\$0		07.1-05-23-054		

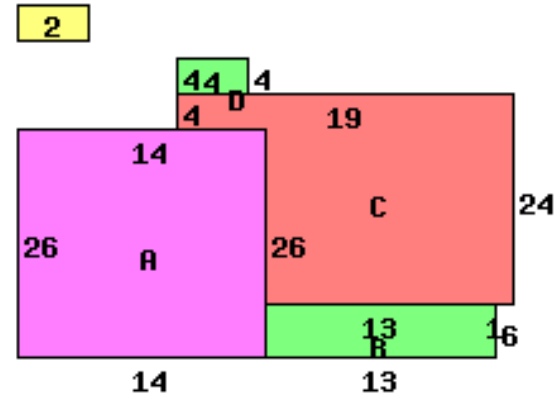
Eff Rate:-	44.63	50.76	50.59	44.66	a/r
Tax Year	2020	2021	2022	2023	
Prop Cls	510	510	510	510	
Acres					
Land100%	4660	4660	4660	6660	6650
Bldg100%	33230	33230	9770	7430	7430
Totl100%	37890t	37890t	14430t	14090t	14080t
Cauv100%					
Tax Value:					
Land 35%	1630	1630	1630	2330	2330
Bldg 35%	11630	11630	3420	2600	2600
Totl 35%	13260t	13260t	5050t	4930t	4930t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	539.98	621.68	235.90	202.70	
Sp-Asmnt	2.67	2.68	2.67	2.67	

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

house used for personal storage only
2023 reval 85% funct put on to keep value inline with 2021 bor

Year	Land	Bldg	Total	Net Tax
2019	1560	9180	10740	422.92
2018	1560	9180	10740	423.38

Project 902 MAIN DISTRICT CONSERVANCY XA/2023 ben acres / % factor



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	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F					.55	.85	7430
2 Shed	*NV 0	9X7						0
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	rate	rate	value	value	
	50.0000	50.00	192	111	120	133	6650	6650