

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230055.0000
A40

RES
2025

sale

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

2022 ROGERS WAYNE L & ARLE	1990-09-27
2023 ROGERS WAYNE L	2022-03-04
2024 ROGERS WAYNE L	2022-03-04
2025 ROGERS WAYNE L	2022-03-04 SHANAFELTS 2ND 22
320 KUERT AVE	ICT
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%	44200	61000	61000	61000	60990
Totl100%	48860t	67660t	67660t	67660t	67640t
Cauvl00%					
Tax Value:					
Land 35%	1630	2330	2330	2330	2330
Bldg 35%	15470	21350	21350	21350	21350
Totl 35%	17100t	23680t	23680t	23680t	23670t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	798.80	973.64	1030.02	1023.22	
Sp-Asmnt	20.95	20.95	30.11	30.11	

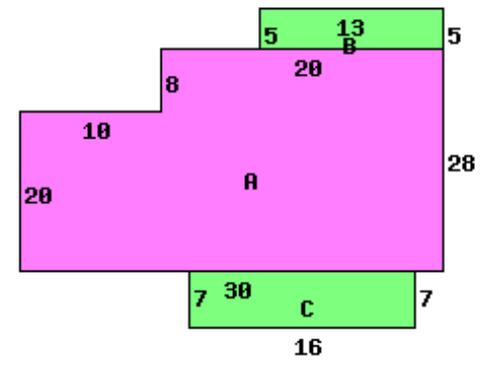
2026 INTERSTATE REALTY HOLDI	2025-12-18
320 KUERT AVE	3WD
KENTON OH 43326	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1	F/C	M		760		a	*MAIN	
	PAT	P		65	200	b	PORCH	
	STP	P		112	450	c	PORCH	
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd	
585	3	2025-12-18	INTERSTATE REALTY HOLDING	3WD	195000	6660	61000	
171	3	2025-04-11	ROGERS CHRIS T ETAL	3AF *	0	6660	61000	
116	1	2022-03-04	ROGERS WAYNE L	1CT *	0	4660	48630	
777	1	1990-09-27		1UN *	13000	0	19710	

Year	Land	Bldg	Total	Net Tax
2021	1630	17020	18650	874.36
2020	1630	17020	18650	759.48

p r o j e c t		ben acres / % factor	
902 MAIN DISTRICT CONSERVANCY	XA/2025		
500 HARDIN COUNTY LANDFILL	XA/2025		

3 2



320 KUERT AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS		
Story Height 1	Sq-Ft	Value	
Floor Level	760	92860	
Metal	Subtotal	92860	
	Roof		
Plaster/Drywall	X	Extra Features	650
Panelled Wall	X	Total Value	93510
Floor/Carpet	X		
Floor/Tile-Lino	L	PUB SIDEWALK	
Number of Rooms	4		
Bedrooms	2	Neighborhood:	
Central Heat	A	Code:	3670
FORCED AIR		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	PtxFt	Area	Grade	Cond	Value	Dpr	Dpr	Value
2 Garage		24X24	576	C-	1949GD	84160	.40		55040
3 CARPORT		14X24	336	C	1985AV	13820	.65		5270
				D	1985FR	2080	.70		680
front lot	acres/	effective	depth	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	rate	value	value	
	50.0000	50.00	192	111	120	133	6650	6650	