PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230055.0000 RES
A40 2026

sale

2023 ROGERS WAYNE L	2022-03-04	
2024 ROGERS WAYNE L	2022-03-04	
2025 ROGERS WAYNE L	2022-03-04	
2026 ROGERS WAYNE L	2022-03-04	SHANAFELTS 2ND 22
320 KUERT AVE	1CT	
	$0	
KENTON OH 43326		

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

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

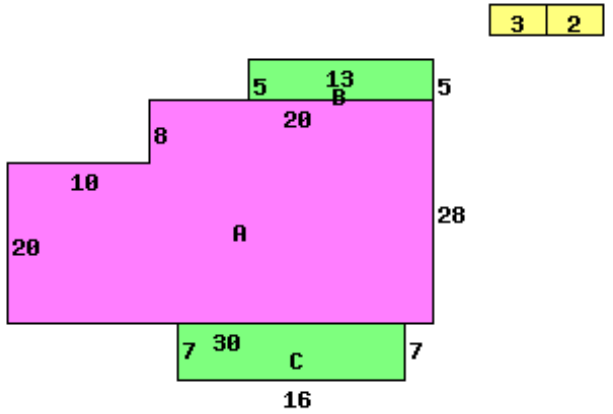
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6660	6660	6660	6660		6660	7660	7650
Bldg100%	61000	61000	61000	61000		61000	83940	83940
Totl100%	67660t	67660t	67660t	67660t		67660t	91600t	91590t
Cauv100%								
Tax Value:								
Land 35%	2330	2330	2330	2330		2330	2680	2680
Bldg 35%	21350	21350	21350	21350		21350	29380	29380
Totl 35%	23680t	23680t	23680t	23680t		23680t	32060t	32060t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	973.64	1030.02	1023.22	1023.22	1023.22			
Sp-Asmnt	20.95	30.11	30.11	30.11				

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:bldg
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
2022	1630	15470	17100	798.80
2021	1630	17020	18650	874.36

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



320 KUERT AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	760	92860
	Subtotal			92860
Metal	Roof	GABLE		

B 1 2 U A

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:	
		Code:	3670
Central Heat	A	Dwl/Gar/NC%	1.5000
FORCED AIR			
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		760		C-	1949GD	84160	.40		75740
2	Garage		24X24	576		C	1985AV	13820	.65		7260
3	CARPORT		14X24	336		D	1985FR	2080	.70		940

	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: