PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230073.0000 RES
A20 2026

sale

2023 ZIMMERMAN ANNETTE R	2000-10-26	
2024 ZIMMERMAN ANNETTE R	2000-10-26	
2025 ZIMMERMAN ANNETTE R	2000-10-26	
2026 ZIMMERMAN ANNETTE R	2000-10-26	SHANAFELTS 2ND N 1/2 18
303 KUERT AVE	1WD	
	$35,000	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

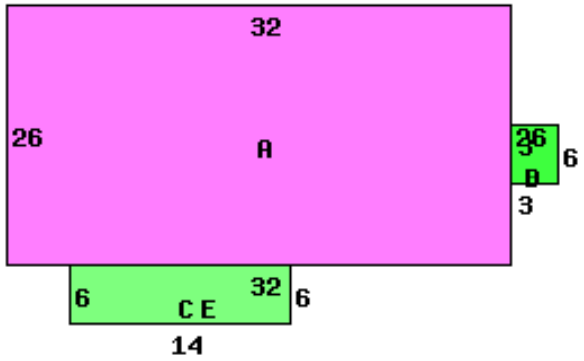
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2910	2910	2910	2910		2910	3400	3400
Bldg100%	39740	39740	39740	39740		39740	54710	54710
Totl100%	42660t	42660t	42660t	42660t		42660t	58110t	58110t
Cauv100%								
Tax Value:								
Land 35%	1020	1020	1020	1020		1020	1190	1190
Bldg 35%	13910	13910	13910	13910		13910	19150	19150
Totl 35%	14930t	14930t	14930t	14930t		14930t	20340t	20340t
Hmstd35%								
Owner Oc	13.22	13.20	13.16	13.16	13.16			
Hmstd RB								
Net Tax	600.64	636.20	631.98	631.98	631.98			
Sp-Asmnt	20.83	27.85	27.85	27.85				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		832		a	*MAIN
	CPY	P		18	140	b	PORCH
	CAN	P		84	670	c	PORCH
	STP	P		18	70	d	PORCH
	STP	P		84	340	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
626	1	2000-10-26	ZIMMERMAN ANNETTE R	1WD	35000	1630	27690
442	1	2000-10-26	INMON CHARLES D	1AF *	0	1630	27690
755	1	1990-09-21		1UN *	16000	0	11510

Year	Land	Bldg	Total	Net Tax
2022	730	15450	16180	740.14
2021	730	15450	16180	742.88

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



303 KUERT AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	832	98580
	Subtotal			98580
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	1510
Floor/Pine	X	Extra Features	1220
Number of Rooms	4	Total Value	101310
Bedrooms	2		
		PUB SIDEWALK	
Central Heat	A	Topo: ROLLING	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	3670
Standard	1	Dwl/Gar/NC%	1.5000

	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		832		D	1950A	81050	.55		54710

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	36.2500	43.00	50	57	138	79	3400	3400

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