PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-710027.0000 RES
G58 2024

sale

2021	RETTERER RONALD E	2017-06-02
2022	KECKLER DANNY EUGENE	2021-06-16
2023	KECKLER DANNY EUGENE	2021-06-16
2024	KECKLER DANNY EUGENE &	2021-06-16 SHANAFELTS 4TH 93-94
	402 KUERT AVE	1SD
		$118,000
	KENTON OH 43326	

Eff Rate: – 50.76 — 50.59 — 44.66 — 47.03 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	12200	12200	17400	17400	17410
Bldg100%	71260	71260	90400	90400	90410
Totl100%	83460t	83460t	107800t	107800t	107820t
Cauv100%					
Tax Value:					
Land 35%	4270	4270	6090	6090	6090
Bldg 35%	24940	24940	31640	31640	31640
Totl 35%	29210t	29210t	37730t	37730t	37740t
Hmstd35%	28860	28860	37320	37320	
Owner Oc	27.98	28.00	33.02	33.00	hmstd 6090 l 31230 b
Hmstd RB	401.72				
Net Tax	939.76	1336.50	1518.30	1608.14	
Sp-Asmnt	24.54	24.54	24.54	**33.74**	

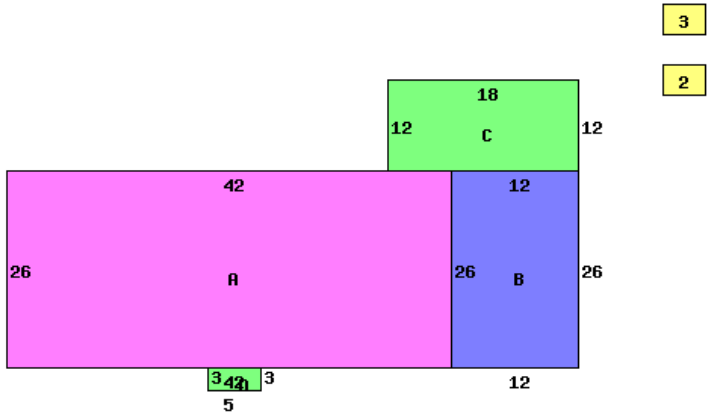
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1092		a	*MAIN
	F	G		312	7490	b	GRAGE
	CVP	P		216	4970	c	PORCH
	RFX	P		15	150	d	PORCH

#: 28, 47, L/W
367100280000
367100470000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
261	1	2021-06-16	KECKLER DANNY EUGENE & CH	1SD		118000	12200	71260
259	1	2021-06-16	RETTERER RONALD E ETAL	1AF	*	0	12200	71260
252	1	2017-06-02	RETTERER RONALD E	1SD	*	0	13890	59460
406	1	2005-06-24	RETTERER RONALD E & MARC	1SD		70000	9710	67860
23	1	1997-01-26	KEMMERE CLARA M	1CT	*	0	10000	40260
606	1	1991-08-02		1WD		50000	0	39030

Year	Land	Bldg	Total	Net Tax
2020	4270	24940	29210	813.56
2019	4060	20220	24280	596.06

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024			
500 HARDIN COUNTY LANDFILL	XA/2024			



402 KUERT AVE 43326

Occupancy 1 Single Family

Story Height 1
Floor Level
Metal

			Sq-Ft	Value
Main	FRAME		1092	105050
Subtotal				105050
Roof	GABLE			

*DWELLING COMPUTATIONS

B 1 2 U A

Plaster/Drywall	X
Floor/Pine	X
Floor/Carpet	X
Number of Rooms	6
Bedrooms	3
Central Heat	A
ELECTRIC	
Central A/C	A
Plumbing	
Standard	1

Air Conditioning	2020
Garages and Carports	7490
Extra Features	5120
Total Value	119680

PUB PAVED ST/RD

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	1 F/C		1092		C-	1973VG	107710	.24		89230
2	Shed		8X24	192		D	1979AV	1840	.65		640
3	Shed		10X16	160		D	1979AV	1540	.65		540

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot	96.8000	145.00	228	115	120	138	20010	17410	Excess Fro

Call Back: Sign: PSN Date: 2015-02-19 Lister: 36-710027.0000-v082020R