PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-710027.0000 RES
G58 2026

sale

2023	KECKLER DANNY EUGENE	2021-06-16
2024	KECKLER DANNY EUGENE	2021-06-16
2025	KECKLER DANNY EUGENE	2021-06-16
2026	KECKLER DANNY EUGENE &	2021-06-16 SHANAFELTS 4TH 93-94
	402 KUERT AVE	1SD
		$118,000
	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%	17400	17400	17400	17400		17400	20060	20060
Bldg100%	90400	90400	90400	90400		90400	123970	123970
Totl100%	107800t	107800t	107800t	107800t		107800t	144030t	144030t
Cauv100%								
Tax Value:								
Land 35%	6090	6090	6090	6090		6090	7020	7020
Bldg 35%	31640	31640	31640	31640		31640	43390	43390
Totl 35%	37730t	37730t	37730t	37730t		37730t	50410t	50410t
Hmstd35%	37320	37320	37320	37320		37320	50000	
Owner Oc	33.02	33.00	32.90	32.90	32.90	hmstd 6090 l	31230 b	
Hmstd RB								
Net Tax	1518.30	1608.14	1597.44	1597.44	1597.44			
Sp-Asmnt	24.54	33.74	33.74	33.74				

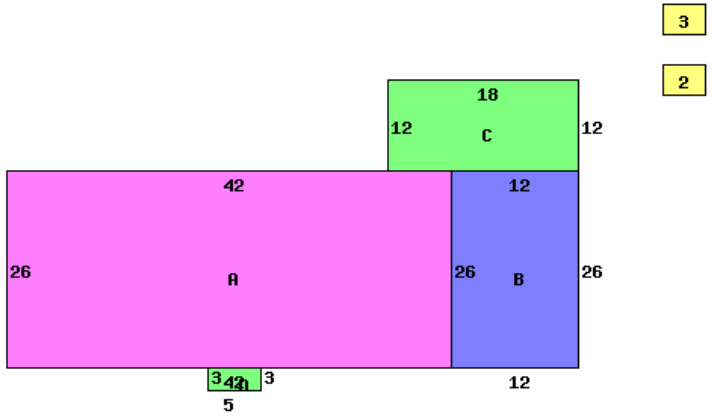
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1092		a	*MAIN
	F	G		312	7490	b	GRAGE
	CVP	P		216	4970	c	PORCH
	RFX	P		15	150	d	PORCH

#: 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
2022	4270	24940	29210	1336.50
2021	4270	24940	29210	939.76

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



402 KUERT AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1092	105050
	Subtotal			105050
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	2020
Floor/Pine	X	Garages and Carports	7490
Floor/Carpet	X	Extra Features	5120
Number of Rooms	6	Total Value	119680
Bedrooms	3		
		PUB PAVED ST/RD	
Central Heat	A		
ELECTRIC		Neighborhood:	
Central A/C	A	Code:	3670
Plumbing		Dwl/Gar/NC%	1.5000
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		1092		C-	1973VG	107710	.24		122790
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	138	159	23060	20060	Excess Fro

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