

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-710033.0000
G39

RES
2025

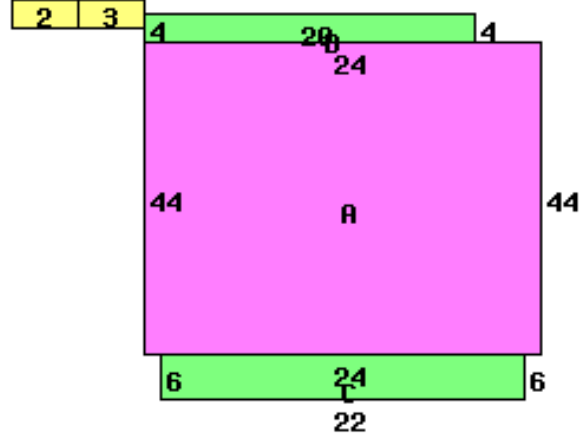
sale

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

2022 LONG DOUGLAS B & PEGG	1991-08-05
2023 LONG DOUGLAS B & PEGG	1991-08-05
2024 LONG DOUGLAS B & PEGG	1991-08-05
2025 LONG DOUGLAS B & PEGGY	1991-08-05 SHANAFELTS 4TH 99
438 KUERT AVE	1WD
KENTON OH 43326	\$21,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4110	5890	5890	5890	5880
Bldg100%	55570	51540	51540	51540	51530
Totl100%	59690t	57430t	57430t	57430t	57410t
Cauvl00%					
Tax Value:					
Land 35%	1440	2060	2060	2060	2060
Bldg 35%	19450	18040	18040	18040	18040
Totl 35%	20890t	20100t	20100t	20100t	20090t
Hmstd35%	20560	19790	19790	19790	
Owner Oc	19.94	17.52	17.50	17.44	hmstd 2060 l 17730 b
Hmstd RB					
Net Tax	955.90	808.92	856.80	851.10	
Sp-Asmnt	21.10	21.10	29.19	29.19	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1056		a	*MAIN
	STP	P		80	320	b	PORCH
	OFF	P		132	3960	c	PORCH
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
612	1	1991-08-05		1WD	21000	0	24510
Year	Land	Bldg	Total	Net Tax			
2021	1440	19450	20890	959.46			
2020	1440	19450	20890	830.58			
p r o j e c t				ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025			
500 HARDIN COUNTY LANDFILL				XA/2025			



438 KUERT AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1056	101590
Shingle	Subtotal	101590
	Main	FRAME
	Roof	GABLE
Plaster/Drywall	X	Fireplaces
Floor/Pine	X	Extra Features
Number of Rooms	2	Total Value
Bedrooms	3	108830
Fireplace		PUB PAVED ST/RD
Openings	1	PUB ALLEY
Stacks	1	Neighborhood:
Central Heat	A	Code:
FORCED AIR		Dwl/Gar/NC%
Plumbing		3670
Standard	1	1.0900

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1056	Rate	Cond	Value	Dpr	Dpr	Value
2 Garage	F	24X24	576	C	1950AV	.65		45380
3 CARPORT		12X24	288	D	1950AV	.65		5270
					2000AV	.55		880
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	factor	rate	rate	value	value
	52.2900	52.00	132	94	120	113	5880	5880