

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-710039.0000
G45

RES
2025

sale

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

2022 FOX LINDA & MATTHEW	2019-06-17
2023 FOX LINDA & MATTHEW	2019-06-17
2024 FOX LINDA & MATTHEW	2019-06-17
2025 FOX LINDA & MATTHEW	2019-06-17 SHANAFELTS 4TH 105
425 KUERT AVE	1SD
KENTON OH 43326	\$65,000

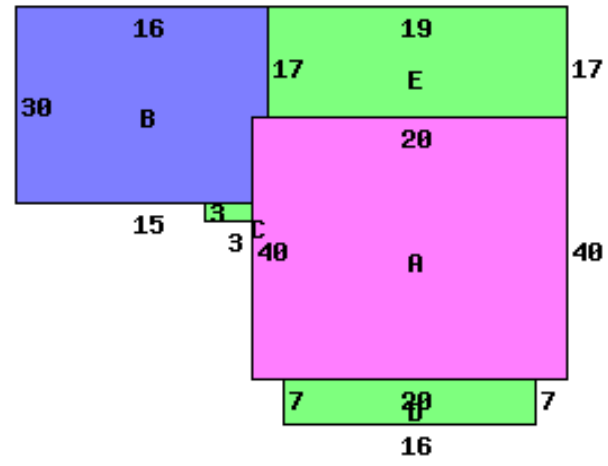
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3940	5660	5660	5660	5660
Bldg100%	36370	50030	50030	50030	50030
Totl100%	40310t	55690t	55690t	55690t	55690t
Cauv100%					
Tax Value:					
Land 35%	1380	1980	1980	1980	1980
Bldg 35%	12730	17510	17510	17510	17510
Totl 35%	14110t	19490t	19490t	19490t	19490t
Hmstd35%					
Owner Oc	13.68	17.24	17.22	17.18	
Hmstd RB					
Net Tax	645.44	784.10	830.54	825.00	
Sp-Asmnt	20.71	20.71	29.03	29.03	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		800		b	GRAGE
	F	G		467	11210	c	PORCH
	STP	P		9	40	d	PORCH
	OPF	P		112	3360	e	PORCH
	FAT	P		323	970		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
249	1	2019-06-17	FOX LINDA & MATTHEW	1SD	65000	3740	28940
136	1	2016-04-22	RALL DAMON LEE	1SD	38000	4510	26800
1122	1	1994-12-05	STIC (AN OHIO GENERAL PA	1WD	22500	0	17510
872	0	1985-12-09		*	17000	0	14910

Year	Land	Bldg	Total	Net Tax
2021	1380	12730	14110	647.86
2020	1380	12730	14110	560.82

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



425 KUERT AVE 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 800 97750
Shingle	Roof	GABLE 97750
Plaster/Drywall	X	Garages and Carports 11210
Floor/Pine	X	Extra Features 4370
Floor/Carpet	X	Total Value 113330
Number of Rooms	4	
Bedrooms	2	PUB PAVED ST/RD PUB SIDEWALK
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3670
Plumbing		Dwl/Gar/NC% 1.0900
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
			800	C-	1920AV	102000	.55	50030
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	factor	rate	rate	value	value
	47.5000	48.00	145	98	120	118	5660	5660