PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-710039.0000 RES
G45 2026

sale

2023	FOX LINDA & MATTHEW	2019-06-17
2024	FOX LINDA & MATTHEW	2019-06-17
2025	FOX LINDA & MATTHEW	2019-06-17
2026	FOX LINDA & MATTHEW	2019-06-17 SHANAFELTS 4TH 105
	425 KUERT AVE	1SD
		$65,000
	KENTON OH 43326	

Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

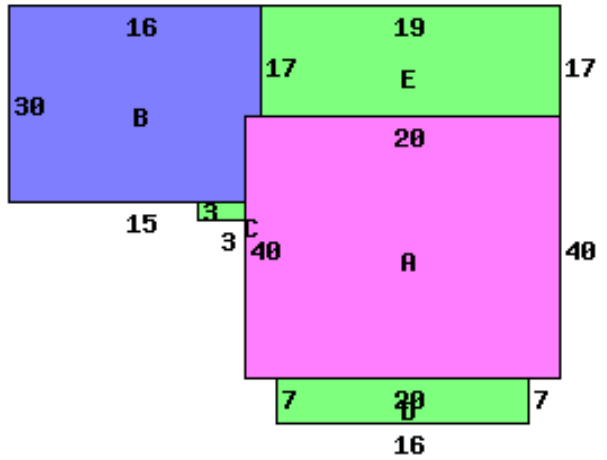
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5660	5660	5660	5660		5660	6490	6480
Bldg100%	50030	50030	50030	50030		50030	68860	68850
Totl100%	55690t	55690t	55690t	55690t		55690t	75340t	75330t
Cauv100%								
Tax Value:								
Land 35%	1980	1980	1980	1980		1980	2270	2270
Bldg 35%	17510	17510	17510	17510		17510	24100	24100
Totl 35%	19490t	19490t	19490t	19490t		19490t	26370t	26370t
Hmstd35%								
Owner Oc	17.24	17.22	17.18	17.18	17.18			
Hmstd RB								
Net Tax	784.10	830.54	825.00	825.00	825.00			
Sp-Asmnt	20.71	29.03	29.03	29.03				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	1380	12730	14110	645.44
2021	1380	12730	14110	647.86

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



425 KUERT AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	800	97750
	Subtotal			97750
Shingle	Roof	GABLE		

B 1 2 U A

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		
FORCED AIR		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		800		C-	1920AV	102000	.55		68850

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	47.5000	48.00	145	98	138	135	6480	6480

Call Back: Sign: PSN Date: 2015-02-19 Lister:

36-710039.0000-v082020R