PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-640023.0000 RES
T06 2026

sale

2023	LAUBIS CAROL J & LEDL	2003-12-11
2024	LAUBIS CAROL J & LEDL	2003-12-11
2025	LAUBIS CAROL J & LEDL	2003-12-11
2026	LAUBIS CAROL J & LEDLEY	2003-12-11 KAHLERS S PT OL6 .499A
	413 MARIE AVE	1SD
		$103,800
	KENTON OH 43326	

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

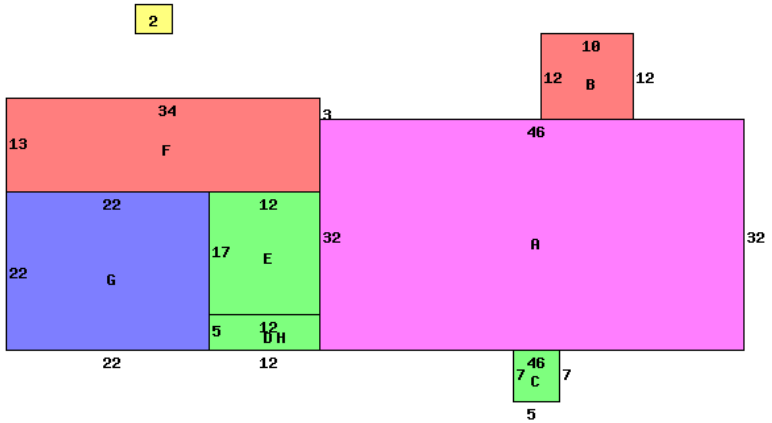
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	.4990	.4990	.4990	.4990	.4990			
Land100%	25690	25690	25690	25690		25690	29510	29510
Bldg100%	143940	143940	143940	143940		143940	203230	203220
Totl100%	169630t	169630t	169630t	169630t		169630t	232740t	232730t
Cauv100%								
Tax Value:								
Land 35%	8990	8990	8990	8990		8990	10330	10330
Bldg 35%	50380	50380	50380	50380		50380	71130	71130
Totl 35%	59370t	59370t	59370t	59370t		59370t	81460t	81460t
Hmstd35%			58980	58980		58980	81070	
Owner Oc	52.54	52.48	52.00	52.00	52.00	hmstd 8990 l	49990 b	
Hmstd RB								
Net Tax	2388.54	2529.96	2513.40	2513.40	2513.40			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B+	F	M		1472		a	*MAIN
1	F/C	A		120		b	ADDTN
	STP	P		35	140	c	PORCH
	RFX	P		60	600	d	PORCH
	EFP	P		204	8160	e	PORCH
1	F/C	A		442		f	ADDTN
+	F2	G		484	11620	g	GRAGE
	STP	P		60	240	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
736	1	2003-12-11	LAUBIS CAROL J & LEDLEY	1SD		103800	15740	82770
651	1	1997-11-10	DERR HELEN O TRUST	1WD	*	0	15510	70740
613	1	1997-10-09	DERR HELEN O	1CT	*	0	15510	70740
146	1	1991-03-05		1UN	*	0	0	80110

Year	Land	Bldg	Total	Net Tax
2022	5920	45790	51710	2365.38
2021	5920	45790	51710	2374.20

project			ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
235	KELLOGG #983 - BLANCHARD	XA/2025			



413 MARIE AVE 43326

Occupancy 1 Single Family

Story Height 1

Floor Level

Shingle

B 1 2 U A

Plaster/Drywall P

Unfinished Wall X X

Floor/Carpet X

Floor/Tile-Lino X

Number of Rooms 1 6 1

Bedrooms 2

Fireplace

Openings 2

Stacks 2

Central Heat A

FORCED AIR

Central A/C X

Plumbing

Standard 1

Extra 3 Fixture 1

Extra Fixture 1

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Main	FRAME		2034	139130
Qtr Story	FRAME		1956	6630
Basement			1472	27230
Subtotal				172990
Roof	GABLE			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 BAF		2034		C+	1947GD	224570	.40		202110
2	P	PAT		438		C	2020AV	1310	.15		1110

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot	107.0000	107.00	220	115	276	317	33920	29510	Excess Fro

Fireplaces	4000		
Air Conditioning	3600		
Plumbing	2800		
Garages and Carports	11620		
Extra Features	9140		
Total Value	204150		
PUB PAVED ST/RD			
Neighborhood:			
Code:	3690		
Dwl/Gar/NC%	1.5000		

Call Back: Sign: PSN Date: 2015-02-23 Lister:

36-640023.0000-v082020R