

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-710040.0000  
G46

RES  
2025

sale

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

2022	DUNSON SHANNON R	2004-07-21	
2023	DUNSON SHANNON R	2004-07-21	
2024	DUNSON SHANNON R	2004-07-21	
2025	DUNSON SHANNON R	2004-07-21	SHANAFELTS 4TH 106
	429 KUERT AVE		1WD
	KENTON OH 43326	\$0	

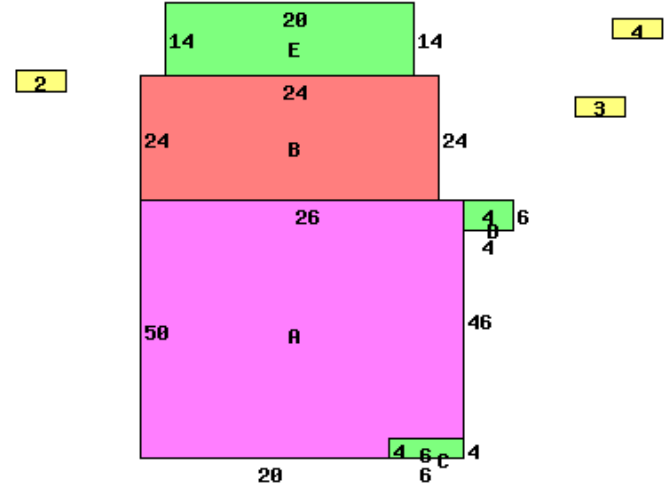
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4260	6140	6140	6140	6140
Bldg100%	107830	121170	121170	121170	121170
Totl100%	112090t	127310t	127310t	127310t	127310t
Cauv100%					
Tax Value:					
Land 35%	1490	2150	2150	2150	2150
Bldg 35%	37740	42410	42410	42410	42410
Totl 35%	39230t	44560t	44560t	44560t	44560t
Hmstd35%	38450	43740	43740	43740	43740
Owner Oc	37.30	38.70	38.66	38.56	hmstd 2150 l 41590 b
Hmstd RB					
Net Tax	1795.26	1793.44	1899.58	1886.92	
Sp-Asmnt	21.98	21.98	35.50	35.50	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1276			ADDIN
1	F	A		576		b	PORCH
	OFF	P		24	720	c	PORCH
	DK	P		24	360	d	PORCH
	DK	P		280	4200	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
322	1	2004-07-21	DUNSON SHANNON R	1WD *	0	3430	69110
310	1	2004-06-02	FEDERAL HOME LOAN MORTGA	1SH	46000	3430	69110
414	1	1997-07-24	OGLESBEE RICK	1WD *	56500	3600	47710
859	0	1987-10-06			41500	0	40710

Year	Land	Bldg	Total	Net Tax
2021	1490	37740	39230	1801.94
2020	1490	36960	38450	1528.20

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



429 KUERT AVE 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1852 131090
	Subtotal	131090
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	D	Air Conditioning 3240
Floor/Carpet	X	Plumbing 1400
Floor/Tile-Lino	L	Extra Features 5280
Number of Rooms	6	Total Value 141010
Bedrooms	3	
Central Heat	A	PUB PAVED ST/RD PUB ALLEY
Heat Pump	A	Neighborhood:
Central A/C	A	Code: 3670
Plumbing		Dwl/Gar/NC% 1.0900
Standard	1	
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1852	Rate	Grade	Cond	Dpr	Dpr	Value
2 Shed	*PP	8X12	96	C	1978GD	141010	.28	110660
3 Garage		12X40	480	C	OLD/	0		0
4 Shed		12X24	288	C	2012AV	11520	.35	8160
				D	2020AV	2770	.15	2350
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	52.2900	52.00	145	98	120	118	6140	6140