

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

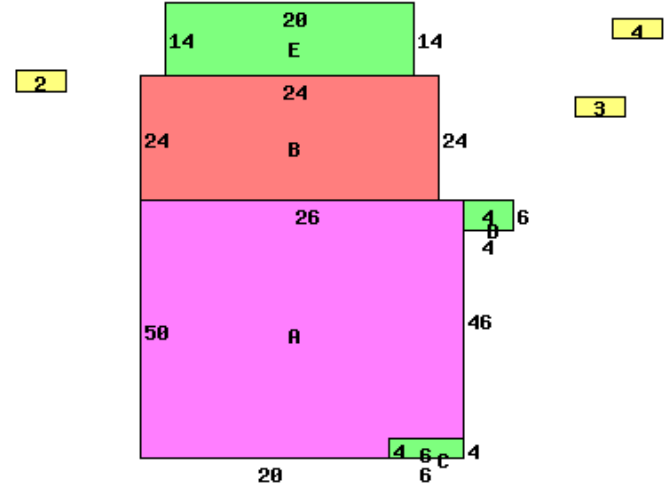
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	4260	6140	6140	6140	6140
Land100%	107830	121170	121170	121170	121170
Bldg100%	112090t	127310t	127310t	127310t	127310t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1490	2150	2150	2150	2150
Bldg 35%	37740	42410	42410	42410	42410
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			PORCH
	OFFP	P		24	720		PORCH
	DK	P		24	360		PORCH
	DK	P		280	4200		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	LSH	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	1852	131090
Shingle	Subtotal	131090
B 1 2 U A	Main	FRAME
Plaster/Drywall	Roof	GABLE
D		
Floor/Carpet		
X		
Floor/Tile-Lino		
L		
Number of Rooms		
6		
Bedrooms		
3		
Central Heat	A	
Heat Pump	A	
Central A/C	A	
Plumbing		
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	Value	Dpr	Value
2 Shed	*PP	8X12	96	C	1978GD	141010	.28	110660
3 Garage		12X40	480	C	OLD/	0		0
4 Shed		12X24	288	D	2012AV	11520	.35	8160
					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

PUB PAVED ST/RD	
PUB ALLEY	
Neighborhood:	
Code:	3670
Dwl/Gar/NC%	1.0900