PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-710040.0000 RES
G46 2026

sale

2023 DUNSON SHANNON R	2004-07-21	
2024 DUNSON SHANNON R	2004-07-21	
2025 DUNSON SHANNON R	2004-07-21	
2026 DUNSON SHANNON R	2004-07-21	SHANAFELTS 4TH 106
429 KUERT AVE	1WD	
	$0	
KENTON OH 43326		

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

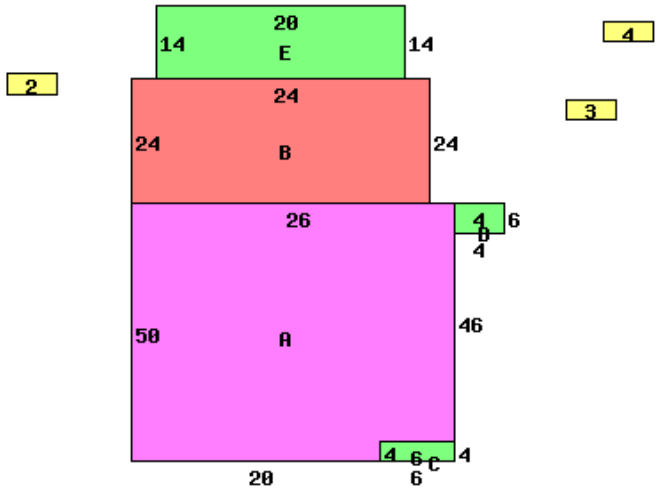
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6140	6140	6140	6140		6140	7030	7020
Bldg100%	121170	121170	121170	121170		121170	165860	165870
Totl100%	127310t	127310t	127310t	127310t		127310t	172890t	172890t
Cauv100%								
Tax Value:								
Land 35%	2150	2150	2150	2150		2150	2460	2460
Bldg 35%	42410	42410	42410	42410		42410	58050	58050
Totl 35%	44560t	44560t	44560t	44560t		44560t	60510t	60510t
Hmstd35%	43740	43740	43740	43740		43740	59690	
Owner Oc	38.70	38.66	38.56	38.56	38.56	hmstd 2150 l	41590 b	
Hmstd RB								
Net Tax	1793.44	1899.58	1886.92	1886.92	1886.92			
Sp-Asmnt	21.98	35.50	35.50	35.50				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1276		a	*MAIN
1	F	A		576		b	ADDTN
	OFP	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
2022	1490	37740	39230	1795.26
2021	1490	37740	39230	1801.94

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



429 KUERT AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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		
		PUB PAVED ST/RD	
Central Heat	A	PUB ALLEY	
Heat Pump	A	Neighborhood:	
Central A/C	A	Code:	3670
Plumbing		Dwl/Gar/NC%	1.5000
Standard	1		
Extra 2 Fixture	1		

	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		1852		C	1978GD	141010	.28		152290
2	Shed	*PP	8X12	96			OLD/	0			0
3	Garage		12X40	480		C	2012AV	11520	.35		11230
4	Shed		12X24	288		D	2020AV	2770	.15		2350

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	52.2900	52.00	145	98	138	135	7020	7020

Call Back: Sign: PSN Date: 2015-02-19 Lister: 36-710040.0000-v082020R