

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-710042.0000  
G48

RES  
2025

sale

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

2022 LARRABEE SHANNON R &	2019-02-21	
2023 LARRABEE SHANNON R &	2019-02-21	
2024 LARRABEE SHANNON R &	2019-02-21	
2025 LARRABEE SHANNON R & LU	2019-02-21	SHANAFELTS 4TH 107-108
439 KUERT AVE	1WD	
KENTON OH 43326	\$34,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	8200	11800	11800	11800	11800
Bldg100%	31370	49060	49060	49060	49050
Totl100%	39570t	60860t	60860t	60860t	60850t
Cauv100%					
Tax Value:					
Land 35%	2870	4130	4130	4130	4130
Bldg 35%	10980	17170	17170	17170	17170
Totl 35%	13850t	21300t	21300t	21300t	21300t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	646.98	875.78	926.50	920.40	
Sp-Asmnt	21.48	21.48	29.50	29.50	

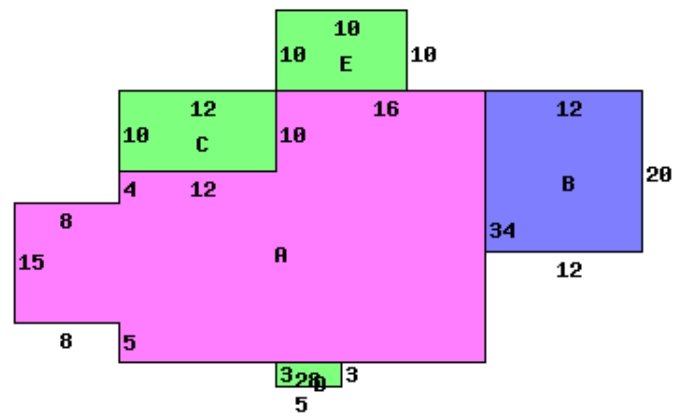
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		952		b	GRAGE
	F	G		240	5760	c	PORCH
	DK	P		120	1800	d	PORCH
	OFF	P		15	450	e	PORCH
	DK	P		100	1500		

#: 41 L/W  
TRANSFER ON DEATH TO SCOTT HITES  
2017 DUPLICATE COMBINED PARCELS  
367100410000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
58	1	2019-02-21	LARRABEE SHANNON R & LUKE	1WD	34000	7800	26200
276	10	2017-06-22	HITES JUDY G	10 *	0	4510	19030
174	2	2004-04-05	HITES GARY & JUDY	WDD	22500	3170	12890
769	2	2003-12-29	WILSHIRE CREDI	2DD	30000	3170	12890
10	2	1999-01-08	FIELDS BETTY L & APRIL L	2QC *	0	3310	7800
763	2	1996-12-11	FIELDS BETTY J	2WD	43600	3310	7800
749	2	1996-12-05	CHRYSALIS HOMES INC	2DD	30000	3310	7800
180	1	1993-03-15	STUBER DOROTHY MAE	1CT *	0	0	13630

Year	Land	Bldg	Total	Net Tax
2021	2870	10980	13850	649.34
2020	2870	10980	13850	564.00

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



439 KUERT AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	952	99940
Shingle	Subtotal	99940
	Main	FRAME
	Roof	GABLE
Plaster/Drywall	X	Air Conditioning
Panelled Wall	X	Garages and Carports
Floor/Hardwood	X	Extra Features
Floor/Tile-Lino	X	Total Value
Number of Rooms	6	
Bedrooms	2	PUB PAVED ST/RD
		PUB ALLEY
Central Heat	A	
GRAV AIR		Neighborhood:
Central A/C	A	Code:
Plumbing		Dwl/Gar/NC%
Standard	1	3670
		1.0900

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			Grade	Value	Dpr	Dpr	Value
		Area	Rate	Cond	100000	.55		49050
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	factor	rate	rate	value	value	
		100.00	145	98	118	11800	11800	