CESSNA TWP
KENTON SD 00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-250038.0000 RES
J82 2026

sale

2023	VANBUSKIRK THOMAS M &	2020-03-13
2024	VANBUSKIRK THOMAS M &	2020-03-13
2025	VANBUSKIRK THOMAS M &	2020-03-13
2026	VANBUSKIRK THOMAS M & M	2020-03-13 PT NW4 NE4 S25 3.114A
	11550 SR 309	2QC
		$0
	KENTON OH 43326	

Orig Tax Year 1999
Parent: 07-250002.0000

Eff Rate: – 43.43 — 45.81 — 45.51 — 45.51 — a/r

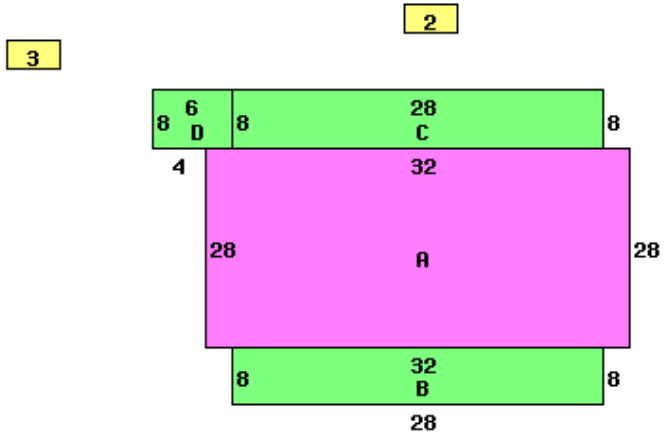
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.1140	3.1140	3.1140	3.1140	3.1140			
Land100%	25570	25570	25570	25570		25570	27830	27820
Bldg100%	176910	176910	176910	176910		176910	225490	225480
Totl100%	202490t	202490t	202490t	202490t		202490t	253310t	253300t
Cauv100%								
Tax Value:								
Land 35%	8950	8950	8950	8950		8950	9740	9740
Bldg 35%	61920	61920	61920	61920		61920	78920	78920
Totl 35%	70870t	70870t	70870t	70870t		70870t	88660t	88660t
Hmstd35%			61450	61450		61450	79240	
Owner Oc			53.30	53.30	53.30	hmstd 5250 l	56200 b	
Hmstd RB								
Net Tax	2830.92	2999.80	2926.10	2926.10	2926.10			
Sp-Asmnt	32.47	55.94	55.94	55.94				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B+	F	M		896		a	*MAIN
	OFP	P		224	6720	b	PORCH
	EFP	P		224	8960	c	PORCH
	DK	P		48	720	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
100	2	2020-03-13	VANBUSKIRK THOMAS M & MA	2QC *	0	18340	108860
587	1	1998-10-07	VAN BUSKIRK THOMAS M & M	1WD	92000	0	0

Year	Land	Bldg	Total	Net Tax
2022	6630	43090	49720	2272.52
2021	6630	43090	49720	2280.86

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
126	MATHEWS - BLANCHARD DIST	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
131	BLANCHARD RIVER MAINT	XA/2025			
286	DEARDORFF #1024 - BLANCHARD	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			



11550 SR 309 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	896	102130
	Full Upper	FRAME	896	61180
	Qtr Story	FRAME	896	3680
	Basement		896	16740
	Subtotal			183730
Slate	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	X	
Unfinished Wall	X		
Floor/Carpet		X	X
Number of Rooms	3	4	4
Bedrooms			4
Central Heat		A	
FORCED AIR			
Central A/C		A	
Plumbing			
Standard	1		

Air Conditioning	3260
Extra Features	16400
Total Value	203390
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	700
Dwl/Gar/NC%	1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1792		C	1920GD	203390	.40		189150
2	Garage		24X32	768		C	2014AV	18430	.30		20000
3	Pole Build		54X72	3888		C	1981AV	46660	.65		16330

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.1140				5000	5000	10570	10570

Call Back: Sign: PSN Date: 2015-04-17 Lister: 07-250038.0000-v082020R