PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-510010.0000 RES
K159 2026

## sale

| | | |
|---|---|---|
| 2023 VANBUSKIRK TONYA | 2014-03-26 | |
| 2024 VANBUSKIRK TONYA | 2014-03-26 | |
| 2025 VANBUSKIRK TONYA | 2014-03-26 | |
| 2026 VANBUSKIRK TONYA | 2014-03-26 H J MILLERS 14 | |
| 40 N BARRON ST | 1WD | |
| | $2,300 | |
| KENTON OH 43326 | | |

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

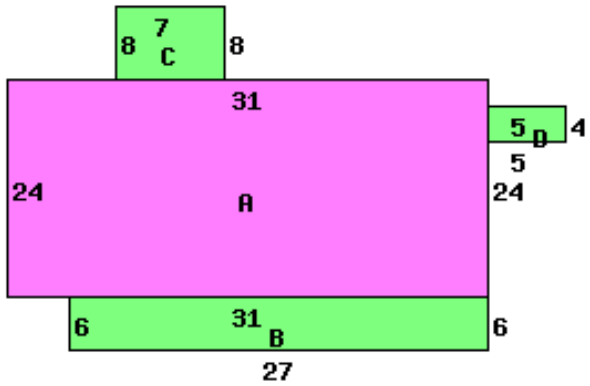
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 7200 | 7200 | 7200 | 7200 | | 7200 | 8230 | 8230 |
| Bldg100% | 47600 | 47600 | 47600 | 47600 | | 47600 | 65740 | 65730 |
| Totl100% | 54800t | 54800t | 54800t | 54800t | | 54800t | 73970t | 73960t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2520 | 2520 | 2520 | 2520 | | 2520 | 2880 | 2880 |
| Bldg 35% | 16660 | 16660 | 16660 | 16660 | | 16660 | 23010 | 23010 |
| Totl 35% | 19180t | 19180t | 19180t | 19180t | | 19180t | 25890t | 25890t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 788.62 | 834.28 | 828.76 | 828.76 | 828.76 | | | |
| Sp-Asmnt | 20.44 | 28.58 | 28.58 | 28.58 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 BA | F | M | | 744 | | a | *MAIN |
| | OFP | P | | 162 | 4860 | b | PORCH |
| | DK | P | | 56 | 840 | c | PORCH |
| | EFP | P | | 20 | 800 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 91 | 1 | 2014-03-26 | VANBUSKIRK TONYA | 1WD | * | 2300 | 7290 | 1290 |
| 486 | 1 | 2013-10-07 | DEUTSCHE BANK NATIONAL TR | 1SH | | 6800 | 7290 | 38400 |
| 281 | 1 | 2005-08-02 | PEES TODD E | 1QC | * | 0 | 4890 | 24230 |
| 49 | 1 | 2005-02-17 | REAL HOMES INVESTMENTS L | 1QC | * | 0 | 4890 | 24230 |
| 25 | 1 | 2005-02-03 | PEES TODD E | 1WD | * | 0 | 4890 | 24230 |
| 752 | 1 | 2004-11-17 | PEES & SNIDER INVESTMENT | 1WD | | 29500 | 4890 | 24230 |
| 88 | 1 | 2003-02-26 | INGOMAR LP | 1SH | | 28666 | 4890 | 24230 |
| 718 | 1 | 1999-11-30 | LEDESMA MICHAEL | 1SD | | 53500 | 4860 | 21200 |
| 140 | 1 | 1997-03-17 | ROSTORFER HERBERT & CHRI | 1WD | | 16000 | 5630 | 16200 |
| 139 | 1 | 1997-03-17 | TAYLOR CARLA | 1WD | | 15000 | 5630 | 16200 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 1880 | 14530 | 16410 | 766.56 |
| 2021 | 1880 | 14530 | 16410 | 769.36 |

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




40 BARRON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 744 | 93520 |
| | Qtr Story | FRAME | 744 | 3070 |
| | Basement | | 186 | 3920 |
| | Subtotal | | | 100510 |
| Shingle | Roof | GABLE | | |

| | B | 1 | 2 | U | A | | |
|---|---|---|---|---|---|---|---|
| Plaster/Drywall | | D | | D | | 558 sq ft | Attic Finish 9400 |
| Unfinished Wall | X | | | | | | Plumbing 2100 |
| Floor/Hardwood | | X | | X | | | Extra Features 6500 |
| Floor/Carpet | | X | | X | | | Total Value 118510 |
| Number of Rooms | | 1 | 6 | | 2 | | |
| Bedrooms | | | 2 | | 2 | | PUB SIDEWALK |
| Central Heat | | | A | | | | Neighborhood: |
| FORCED AIR | | | | | | | Code: 3630 |
| Plumbing | | | | | | | Dwl/Gar/NC% 1.4500 |
| Standard | | 1 | | | | | |
| Extra 3 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 BAF | | 1302 | | D+ | OLD/AV | 100730 | .55 | | 65730 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 56.0000 | 47.00 | 180 | 109 | 161 | 175 | 8230 | 8230 |

Call Back: Sign: PSN Date: 2017-05-22 Lister:

36-510010.0000-v082020R