PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-540080.0000 RES
K30 2026

sale

2023 VANBUSKIRK STEVEN W &	2019-08-30	
2024 VANBUSKIRK STEVEN W &	2019-08-30	
2025 VANBUSKIRK STEVEN W &	2019-08-30	
2026 VANBUSKIRK STEVEN W & K	2019-08-30	LEOFFERTS E PT 3
453 E CARROL ST	1SD	
	$40,000	
KENTON OH 43326		

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

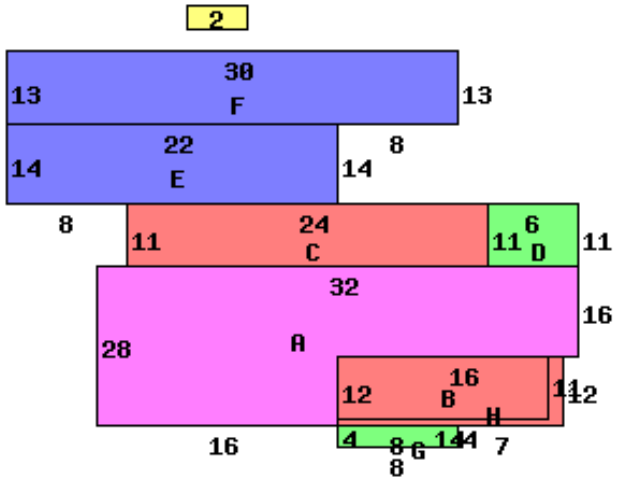
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7510	7510	7510	7510		7510	8630	8620
Bldg100%	62110	62110	62110	62110		62110	85710	85710
Totl100%	69630t	69630t	69630t	69630t		69630t	94340t	94330t
Cauv100%								
Tax Value:								
Land 35%	2630	2630	2630	2630		2630	3020	3020
Bldg 35%	21740	21740	21740	21740		21740	30000	30000
Totl 35%	24370t	24370t	24370t	24370t		24370t	33020t	33020t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1002.02	1060.02	1053.02	1053.02	1053.02			
Sp-Asmnt	20.94	29.82	29.82	29.82				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		704		a	*MAIN
1T	F/C	A		154		b	ADDTN
1	F/C	A		264		c	ADDTN
	PAT	P		66	200	d	PORCH
	CB1	G		308	7390	e	GRAGE
	M	G		390	10920	f	GRAGE
	OFP	P		32	960	g	PORCH
1	F	A		26		h	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
374	1	2019-08-30	VANBUSKIRK STE	1SD	40000	5370	41060
73	1	2008-02-19	HICKLE DONALD R	1QC *	0	6740	57660

Year	Land	Bldg	Total	Net Tax
2022	1970	17760	19730	921.64
2021	1970	17760	19730	925.00

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



453 E CARROL ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1148	105950
	Part Upper	FRAME	858	37380
	Subtotal			143330
Shingle	Roof	GABLE		

B 1 2 U A

Panelled Wall	X X	Air Conditioning	3590
Floor/Carpet	X X	Plumbing	2100
Number of Rooms	5 3	Garages and Carports	18310
Bedrooms	2	Extra Features	1160
		Total Value	168490
Central Heat	A		
FORCED AIR		PUB SIDEWALK	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3630
Extra 3 Fixture	1	Dwl/Gar/NC%	1.4500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		2006		C	OLD/FR	168490	.65		85510
2	Shed	*SV 0	15X26	390			OLD/	200			200
3	Shed	*NV	8X10	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	51.0000	51.00	165	105	161	169	8620	8620

Call Back: Sign: PSN Date: 2015-12-01 Lister:

36-540080.0000-v082020R