BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-090013.0000 COM
K09 2025

sale

2022	BAILEY BART C & JOLEN	1990-07-05
2023	BAILEY BART C & JOLEN	1990-07-05
2024	BAILEY BART C & JOLEN	1990-07-05
2025	BAILEY BART C & JOLENE	1990-07-05 10292 5.977A
	13452 SR 31	1WD
		$125,000
	KENTON OH 43326	

Eff Rate: – 56.33 — 52.87 — 55.36 — 55.06 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	480	480	480	480	480
Acres	5.9800	5.9800	5.9800	5.9800	
Land100%	34000	47110	47110	47110	47100
Bldg100%	530430	500510	500510	500510	500520
Totl100%	564430t	547630t	547630t	547630t	547620t
Cauv100%					
Tax Value:					
Land 35%	11900	16490	16490	16490	16490
Bldg 35%	185650	175180	175180	175180	175180
Totl 35%	197550t	191670t	191670t	191670t	191670t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	11128.26	10133.30	10610.44	10553.68	
Sp-Asmnt	493.66	493.66	532.92	532.92	

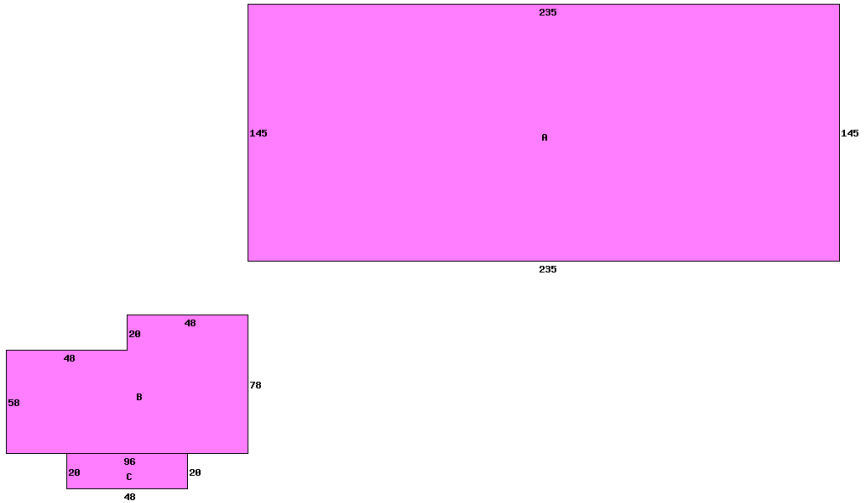
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
20'	*WHSE	M		34075		a	*MAIN
14'	*WHSE	M		6528		b	*MAIN
9'	*OFFI	M		960		c	*MAIN

STANDARD PLUMBING & HEAT OFFICE HAS A/C

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
530	1	1990-07-05		1WD	125000	0	76710

Year	Land	Bldg	Total	Net Tax
2021	11900	185650	197550	11205.78
2020	11900	185650	197550	9993.56

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



13452 SR 31 43326

Occupancy 0 Vacant Land

B 1 2 U A

PUB ELECTRIC
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 400
Dwl/Gar/NC% 1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DIST WHSE	1STO		34075	22.44	C	1998AV	764640	.25	.26	424380
2	STOR/OFF	1STO		7488	21.75	C	1978AV	162860	.45	.15	76140
3	Paving	*NV		5000			1978AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.9100				15000			28650
road	.3800							
site value	3.6900				5000			18450

Call Back: Sign: PSN Date: 2015-07-16 Lister: 04-090013.0000-v082020R