BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-090013.0000 COM
K09 2026

sale

2023	BAILEY BART C & JOLEN	1990-07-05			
2024	BAILEY BART C & JOLEN	1990-07-05			
2025	BAILEY BART C & JOLEN	1990-07-05			
2026	BAILEY BART C & JOLENE	1990-07-05	10292	5.977A	
	13452 SR 31	1WD			
		$125,000			
	KENTON OH 43326				

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

	2023	2024	2025	2026	2026	2027	CAMA
Tax Year							
Prop Cls	480	480	480	480	480	480	480
Acres	5.9800	5.9800	5.9800	5.9800			
Land100%	47110	47110	47110	47110	47110	56510	56520
Bldg100%	500510	500510	500510	500510	500510	600460	600470
Totl100%	547630t	547630t	547630t	547630t	547630t	656970t	656990t
Cauv100%							
Tax Value:							
Land 35%	16490	16490	16490	16490	16490	19780	19780
Bldg 35%	175180	175180	175180	175180	175180	210160	210160
Totl 35%	191670t	191670t	191670t	191670t	191670t	229940t	229950t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	10133.30	10610.44	10553.68	10553.68			
Sp-Asmnt	493.66	532.92	532.92	532.92			

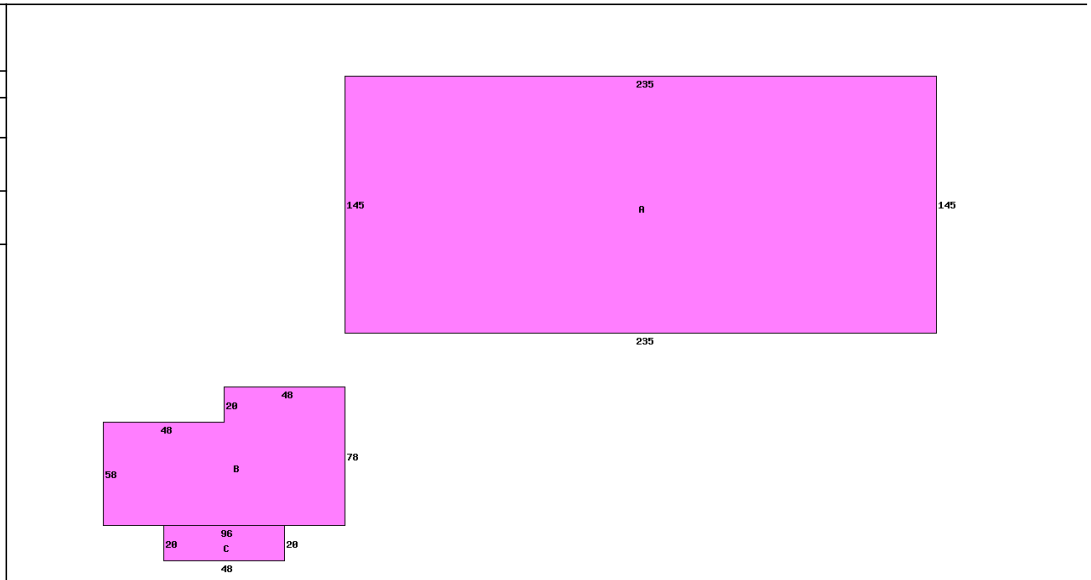
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
20'	*WHSE	M		34075		a	*MAIN
14'	*WHSE	M		6528		b	*MAIN
9'	*OFFI	M		960		c	*MAIN

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
2022	11900	185650	197550	11128.26
2021	11900	185650	197550	11205.78

project		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:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	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	26.92	C	1998AV	917300	.25	.26	509100
2	STOR/OFF	1STO		7488	26.10	C	1978AV	195440	.45	.15	91370
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			34380
road	.3800							
site value	3.6900				5000			22140

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