

BUCK TWP  
KENTON SD

00040

Hardin County, Ohio  
Michael T. Bacon, Auditor

04-100002.0000  
J28

IND  
2025

sale

2022	MAT DEVELOPMENT CO LL	2016-04-08							
2023	MAT DEVELOPMENT CO LL	2016-04-08							
2024	MAT DEVELOPMENT CO LL	2016-04-08							
2025	MAT DEVELOPMENT CO LLC	2016-04-08	10040 10692 39.297A						
	13267 US 68 S	LWD							
	KENTON OH 43326	\$85,000							

Eff Rate:-	56.33	52.87	55.36	55.06	a/r	
Tax Year	2022	2023	2024	2025		CAMA
Prop Cls	320	320	320	320		320
Acres	39.2970	39.2970	39.2970	39.2970		
Land100%	68230	72890	72890	72890		72890
Bldg100%	18000	18000	18000	18000		18000
Totl100%	86230t	90890t	90890t	90890t		90890t
Cauvl00%						
Tax Value:						
Land 35%	23880	25510	25510	25510		25510
Bldg 35%	6300	6300	6300	6300		6300
Totl 35%	30180t	31810t	31810t	31810t		31810t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1700.08	1681.74	1760.92	1751.50		
Sp-Asmnt	32.55	32.55	42.97	42.97		

the 1.42 in lot area is actually for row & dow  
5-18-2012 n/c main structure demo'ed some paving and several small bldgs  
still here  
041000350000 4.196a  
041000370000 6.083a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
118	1	2016-04-08	MAT DEVELOPMENT COMANY LL	LWD	85000	95460	18000
23	1	2012-01-19	AP KENTON LLC	LWD	1000000	536340	711940
260	1	2004-05-10	SYPRIS TECHNOLOGIES KENT	LWD	4669770	551400	4118370
541	1	1996-11-27	ROCKWELL HEAVY VEHICLE S	LWD *	0	403400	6695710

Year	Land	Bldg	Total	Net Tax
2021	23880	6300	30180	1711.94
2020	23880	6300	30180	1526.74

Project  
902 MAIN DISTRICT CONSERVANCY XA/2025  
333 TAYLOR CREEK #1096 - SCIOTO XA/2025  
ben acres / % factor



13267 US 68 S 43326

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

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
	*	FtxFt	Rate	Grade	Value	Dpr Dpr	Value
1 PAV/FENC	*		0		1950AV	6000	6000
2 STORAGE	*	1428			1949FR	12000	12000
site value		effective	depth	actual	effective	extended	true
		frontage	depth	factor	rate	value	value
site value		1.0000				15000	15000
site value		1.0000				11250	11250
site value		37.2970		5000		46640	46640