BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-100024.0000 COM
J39 2026

sale

2023 ALLTEL OHIO INC	1991-08-06	
2024 ALLTEL OHIO INC	1991-08-06	
2025 ALLTEL OHIO INC	1991-08-06	
2026 ALLTEL OHIO INC	1991-08-06	P/U 10438 ETC 4.206A
13758 US 68	1UN	
	$0	
KENTON OH 43326		

2028 KINETIC ABS OH LLC	2026-05-27	
13758 US 68	1WD	
KENTON OH 43326		

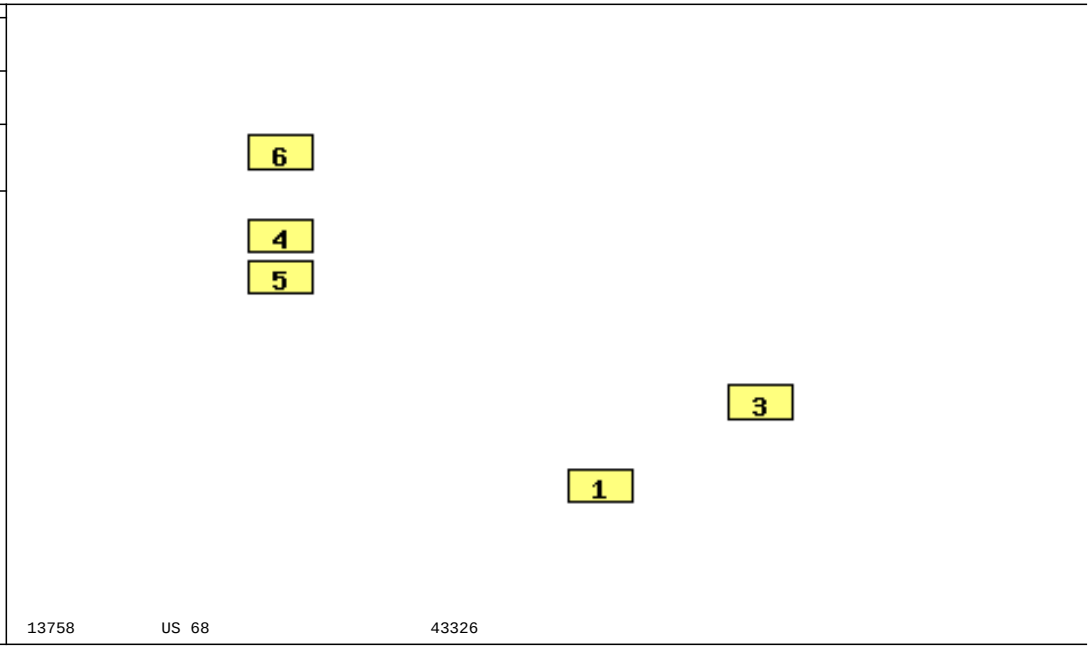
Eff Rate:– 52.87 — 55.36 — 55.06 — 55.06 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	499	499	499	499	499	499	499
Acres	4.2100	4.2100	4.2100	4.2100			
Land100%	43540	43540	43540	43540	43540	52260	52260
Bldg100%	120830	120830	120830	120830	120830	145000	145000
Totl100%	164370t	164370t	164370t	164370t	164370t	197260t	197260t
Cauv100%							
Tax Value:							
Land 35%	15240	15240	15240	15240	15240	18290	18290
Bldg 35%	42290	42290	42290	42290	42290	50750	50750
Totl 35%	57530t	57530t	57530t	57530t	57530t	69040t	69040t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	3041.52	3184.74	3167.70	3167.70			
Sp-Asmnt	248.76	264.35	264.35	264.35			

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
233	1	2026-05-27	KINETIC ABS OH LLC	1WD *	0	43540	120830
616	1	1991-08-06		1UN *	0	0	198430

Year	Land	Bldg	Total	Net Tax
2022	15030	43450	58480	3294.26
2021	15030	43450	58480	3317.20

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
333 TAYLOR CREEK #1096 - SCIOTO	XA/2025			



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	OFF/STOR			5380	49.89	C	1962AV	223700	.65		93960
2	FENCE			1080	14.10	C	1994AV	12690	.70		4570
3	Paving			15000	1.80	C	1975AV	22500	.80		5400
4	STORAGE		24X30	720	42.49	C	1990AV	25500	.35		19900
5	STORAGE		24X60	1440	22.65	C	1984AV	27190	.50		16320
6	STORAGE		30X60	1800	7.69	C	1994AV	11540	.65		4850

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000				15000		15000	18000
site value	2.0000				11250		22500	27000
site value	1.2100				5000		6050	7260

Call Back: Sign: PSN Date: 2015-07-15 Lister: 04-100024.0000-v082020R