BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-100039.0000 IND
J34 2026

sale

2023 LONGBRAKE GENE C & SH
2024 LONGBRAKE GENE C & SH
2025 LONGBRAKE GENE C & SH
2026 LONGBRAKE GENE C & SHAR 10689 ETC .689A
13608 US 68 (REAR)
$0
KENTON OH 43326

Eff Rate:- 52.87 55.36 55.06 55.06 a/r

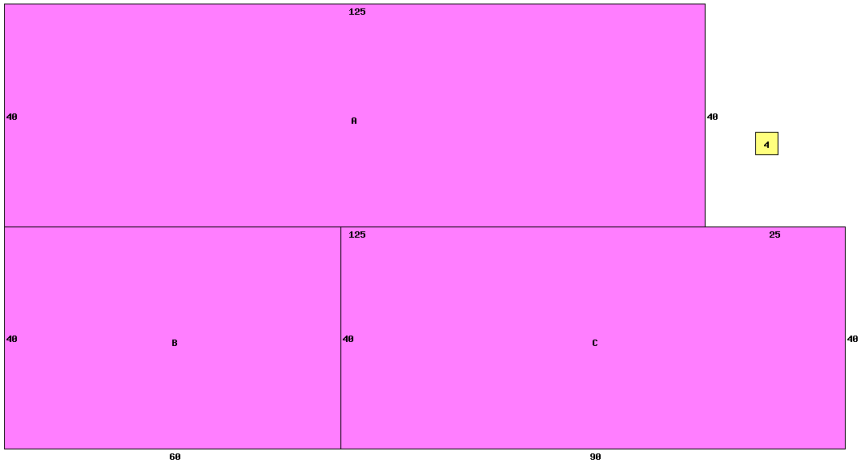
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	370	370	370	370	370	370	370
Acres	.6900	.6900	.6900	.6900			
Land100%	10340	10340	10340	10340	10340	12430	12420
Bldg100%	219600	219600	219600	219600	219600	263490	263480
Totl100%	229940t	229940t	229940t	229940t	229940t	275910t	275900t
Cauv100%							
Tax Value:							
Land 35%	3620	3620	3620	3620	3620	4350	4350
Bldg 35%	76860	76860	76860	76860	76860	92220	92220
Totl 35%	80480t	80480t	80480t	80480t	80480t	96570t	96570t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	4254.84	4455.20	4431.36	4431.36			
Sp-Asmnt	490.68	513.16	513.16	513.16			

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
10'	*MANF	M		5000	a	*MAIN
10'	*OFFI	M		2400	b	*MAIN
10'	*MANF	M		3600	c	*MAIN

SEE #5 FOR P/O SITE
OFFICE HAS A/C & ALL SECTIONS HAVE STANDARD PLUMBING

Year	Land	Bldg	Total	Net Tax
2022	3620	74890	78510	4422.56
2021	3620	74890	78510	4453.38

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



13608 US 68 REAR 43326

Occupancy 0 Vacant Land

B 1 2 U A

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/SHOP	1MTL1	150X40	6000	48.43	C	1978GD	290580	.50		145290
2	SHOP	1MTL1	125X40	5000	30.27	C	1998GD	151350	.25		113510
3	Paving			13000	1.80	C	1978AV	23400	.80		4680
4	Shed	*PP	8X10	0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	.6900				15000		10350	12420

Call Back: Sign: PSN Date: 2015-07-15 Lister: 04-100039.0000-v082020R