

BUCK TWP  
KENTON SD

00040

Hardin County, Ohio  
Michael T. Bacon, Auditor

04-100047.0000  
N20

IND  
2025

sale

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

2022 ROSEN'S INC	2018-04-24
2023 ROSEN'S INC	2018-04-24
2024 ROSEN'S INC	2018-04-24
2025 ROSEN'S INC	2018-04-24 10663 10267 5.001A
13837 N VISION DR	LWD
KENTON OH 43326	\$1,140,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	340	340	340	340	340
Acres	5.0010	5.0010	5.0010	5.0010	
Land100%	64890	64890	64890	64890	64880
Bldg100%	964400	1016570	1016570	1016570	1016560
Totl100%	1029290t	1081460t	1081460t	1081460t	1081440t
Cauv100%					
Tax Value:					
Land 35%	22710	22710	22710	22710	22710
Bldg 35%	337540	355800	355800	355800	355800
Totl 35%	360250t	378510t	378510t	378510t	378500t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	20293.36	20011.24	20953.48	20841.40	
Sp-Asmnt	745.31	745.31	829.98	829.98	

Orig Tax Year 1997  
Parent: 04-100015.0000

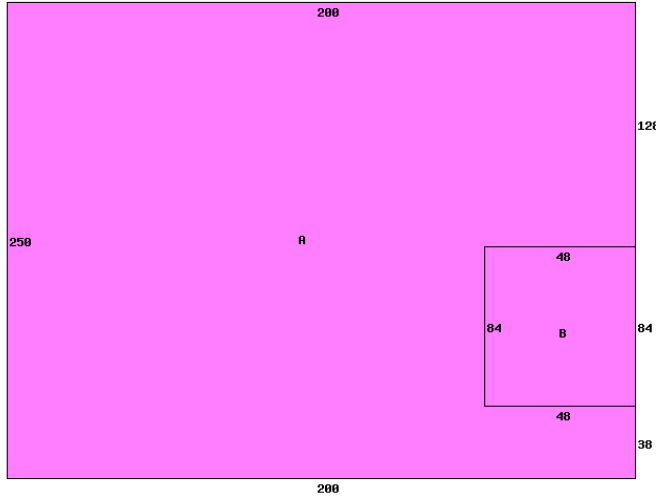
SHB+ 24'	CONS *WHSE	TYPE M	FACT 45968	SQ-FT 4032	VALUE	a *MAIN
12'	*OFFI	M				b *MAIN

OFFICE HAS A/C & BOTH SECTIONS HAVE STANDARD PLUMBING

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
175	1	2018-04-24	ROSEN'S INC	LWD	1140000	64890	837340
574	1	2008-11-25	INDUSTRIAL PAINT & STRIP	LWD	900000	75000	1058000
589	1	2003-12-31	FETTER FINISHING FACILIT	LWD *	0	75000	1099940
138	1	2002-04-02	FETTER FINISHING LLC	IDD *	0	75000	1099940
147	1	1997-03-25	HARMON TECHNICAL COATING	LWD	850000	0	0
99	1	1996-03-06	R G BUCK INC	LWD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	22710	337540	360250	20434.74
2020	22710	337540	360250	18224.14

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



13837 N VISION DR 43326

Occupancy 9 Outbuildings
B 1 2 U A
Neighborhood: 400
Code: 1.2500
Dwl/Gar/NC%

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 OFF/WHSE			50000	32.09	C	1996AV	1604500	.35	.15	886490
2 Paving			6000	1.25	C	1996AV	7500	.60		3000
3 Office		40X50	2000	66.88	C	2019AV	133760	.05		127070
site value		acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
site value		2.3000	2.7010			15000		34500	34500	
						11250		30380	30380	

Call Back: Sign: PSN Date: 2015-08-10 Lister: 04-100047.0000-v082020R