

BUCK TWP
KENTON SD

00040

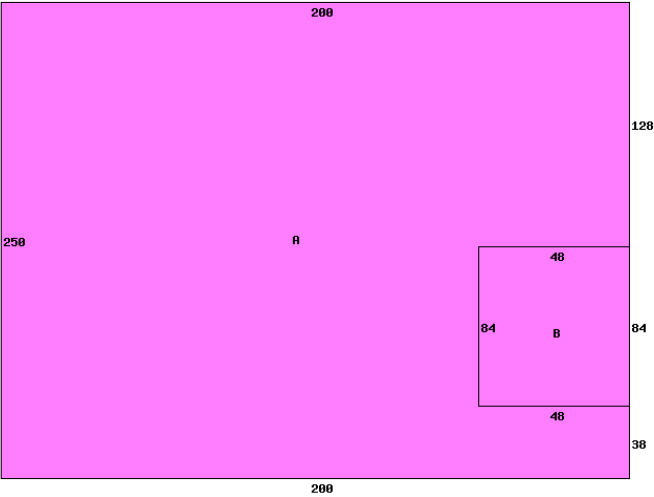
Hardin County, Ohio
Michael T. Bacon, Auditor

04-100047.0000
N20

IND
2025

2022 ROSEN'S INC		2018-04-24	Tax Year				2022	2023	2024	2025	CAMA	
2023 ROSEN'S INC		2018-04-24	Prop Cls				340	340	340	340	340	
2024 ROSEN'S INC		2018-04-24	Acres				5.0010	5.0010	5.0010	5.0010		
2025 ROSEN'S INC		2018-04-24	10663	10267	5.001A	Land100%				64890	64890	77860
13837 N VISION DR		1WD	Bldg100%				964400	1016570	1016570	1016570	1219640	
KENTON OH 43326		\$1,140,000	Totl100%				1029290t	1081460t	1081460t	1081460t	1297500t	
			Cauv100%									
			Tax Value:									
		Orig Tax Year 1997	Land 35%				22710	22710	22710	22710	27250	
		Parent: 04-100015.0000	Bldg 35%				337540	355800	355800	355800	426870	
			Totl 35%				360250t	378510t	378510t	378510t	454130t	
			Hmstd35%									
			Owner 0c									
			Hmstd RB									
			Net Tax				20293.36	20011.24	20953.48	20841.40		
			Sp-Asmnt				745.31	745.31	829.98			

SHB+ 24' 12'	CONS *WHSE *OFFI	TYPE M M	FACT	SQ-FT 45968 4032	VALUE	a b	*MAIN *MAIN
OFFICE HAS A/C & BOTH SECTIONS HAVE STANDARD PLUMBING							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
175	1	2018-04-24	ROSEN'S INC	1WD	1140000	64890	837340
574	1	2008-11-25	INDUSTRIAL PAINT & STRIP	1WD	900000	75000	1058000
589	1	2003-12-31	FETTER FINISHING FACILIT	1WD *	0	75000	1099940
138	1	2002-04-02	FETTER FINISHING LLC	1DD	0	75000	1099940
147	1	1997-03-25	HARMON TECHNICAL COATING	1WD	850000	0	0
99	1	1996-03-06	R G BUCK INC	1WD *	0	0	0
Year	Land	Bldg	Total	Net Tax			
2021	22710	337540	360250	20434.74			
2020	22710	337540	360250	18224.14			
p r o j e c t				ben acres	/ %	factor	
902 MAIN DISTRICT CONSERVANCY							XA/2025
500 HARDIN COUNTY LANDFILL							XA/2025
333 TAYLOR CREEK #1096 - SCIOTO							XA/2025



Occupancy 9 Outbuildings													
B 1 2 U A		Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True	
		1 OFF/WHSE		FtxFt	50000	38.50	C	1996AV	1925000	.35	.15	1063560	
		2 Paving			6000	1.50	C	1996AV	9000	.60		3600	
		3 Office		40X50	2000	80.25	C	2019AV	160500	.05		152480	
		Neighborhood:											
		Code:											
		Dwl/Gar/NC%											
		lot/hmsite%											
		res-ag:lnd%											
		ag-t:c/p/w%											
		ag-t:other%											
		ag:outbldg%											
		site value		acres/	effective	depth	actual	effective	extended	value		true	
		site value		frontage	frontage	factor	rate	rate	value			value	
				2.3000			15000		34500			41400	
				2.7010			11250		30380			36460	