BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-100047.0000 IND
N20 2026

## sale

| | | |
|---|---|---|
| 2023 ROSEN'S INC | 2018-04-24 | |
| 2024 ROSEN'S INC | 2018-04-24 | |
| 2025 ROSEN'S INC | 2018-04-24 | |
| 2026 ROSEN'S INC | 2018-04-24 10663 10267 5.001A | |
| 13837 N VISION DR | 1WD | |
| | $1,140,000 | |
| KENTON OH 43326 | | |

Orig Tax Year 1997
Parent: 04-100015.0000

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

| | 2023 | 2024 | 2025 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|
| Tax Year | | | | | | | |
| Prop Cls | 340 | 340 | 340 | 340 | 340 | 340 | 340 |
| Acres | 5.0010 | 5.0010 | 5.0010 | 5.0010 | | | |
| Land100% | 64890 | 64890 | 64890 | 64890 | 64890 | 77860 | 77860 |
| Bldg100% | 1016570 | 1016570 | 1016570 | 1016570 | 1016570 | 1219630 | 1219640 |
| Totl100% | 1081460t | 1081460t | 1081460t | 1081460t | 1081460t | 1297490t | 1297500t |
| Cauv100% | | | | | | | |
| Tax Value: | | | | | | | |
| Land 35% | 22710 | 22710 | 22710 | 22710 | 22710 | 27250 | 27250 |
| Bldg 35% | 355800 | 355800 | 355800 | 355800 | 355800 | 426870 | 426870 |
| Totl 35% | 378510t | 378510t | 378510t | 378510t | 378510t | 454120t | 454130t |
| Hmstd35% | | | | | | | |
| Owner Oc | | | | | | | |
| Hmstd RB | | | | | | | |
| Net Tax | 20011.24 | 20953.48 | 20841.40 | 20841.40 | | | |
| Sp-Asmnt | 745.31 | 829.98 | 829.98 | 829.98 | | | |

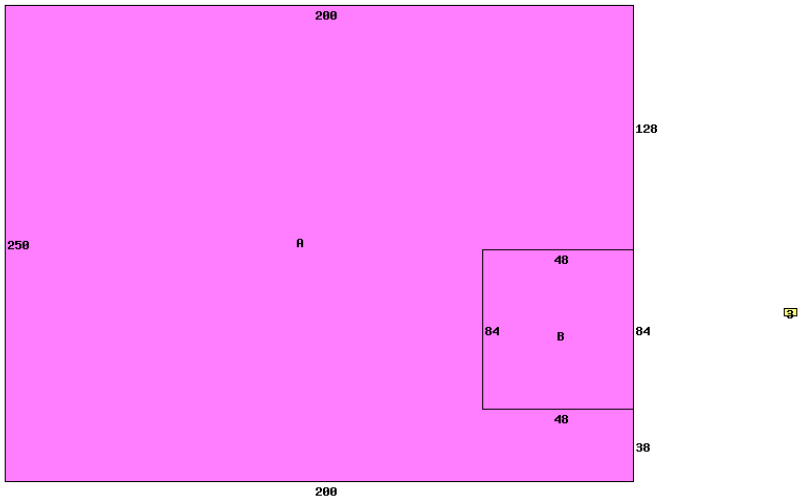
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | |
|---|---|---|---|---|---|---|
| 24' | *WHSE | M | | 45968 | a | *MAIN |
| 12' | *OFFI | M | | 4032 | b | *MAIN |

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 |
|---|---|---|---|---|
| 2022 | 22710 | 337540 | 360250 | 20293.36 |
| 2021 | 22710 | 337540 | 360250 | 20434.74 |

| 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 | | | |




13837 N VISION DR 43326

Occupancy 9 Outbuildings

B 1 2 U A

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | OFF/WHSE | | | 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 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| site value | 2.3000 | | | | 15000 | | 34500 | 41400 |
| site value | 2.7010 | | | | 11250 | | 30380 | 36460 |

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 |

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