

BUCK TWP  
KENTON SD

00040

Hardin County, Ohio  
Michael T. Bacon, Auditor

04-100049.0000  
N21

IND  
2025

sale

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

2022 KIP ENTERPRISES LLC	1997-12-18			
2023 KIP ENTERPRISES LLC	1997-12-18			
2024 KIP ENTERPRISES LLC	1997-12-18			
2025 KIP ENTERPRISES LLC	1997-12-18	10438	3.903A	
13917 N VISION DR	1QC			
KENTON OH 43326	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	320	320	320	320	320
Acres	3.9030	3.9030	3.9030	3.9030	
Land100%	51570	51570	51570	51570	51560
Bldg100%	963260	994510	994510	994510	994520
Totl100%	1014830t	1046090t	1046090t	1046090t	1046080t
Cauvl00%					

Orig Tax Year 1997  
Parent: 04-100015.0000

Tax Value:					
Land 35%	18050	18050	18050	18050	18050
Bldg 35%	337140	348080	348080	348080	348080
Totl 35%	355190t	366130t	366130t	366130t	366130t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	20008.32	19356.72	20268.16	20159.74	
Sp-Asmnt	747.85	747.85	826.68	826.68	

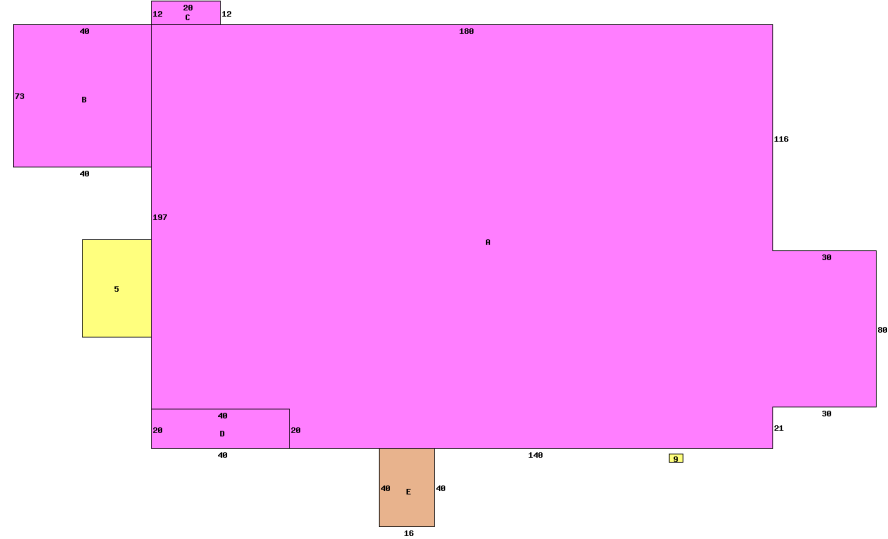
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
26'	*MANF	M		40660		a *MAIN
24'	*MANF	M		2920		b *MAIN
9'	*STRG	M		240		c *MAIN
8'	*STRG	M		300		d *MAIN
	*TWEL	C		640		e OTHER

MANUFACTURING SECTIONS HAVE STANDARD PLUMBING & HEAT  
STORAGE SECTIONS HAVE NO HEAT OR PLUMBING

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
699	1	1997-12-18	KIP ENTERPRISES LLC	1QC *	0	39000	0
578	1	1996-09-17	HARMEYER JEROME J	1WD	39000	0	0

Year	Land	Bldg	Total	Net Tax
2021	18050	337140	355190	20147.72
2020	18050	337140	355190	17968.18

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



13917 N VISION DR 43326

Occupancy 0 Vacant Land
B 1 2 U A
PUB ELECTRIC
Neighborhood: 400
Code: 400
Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 MFG	M	40X73	40660	34.35	C	1997AV	1396670	.40	.05	796100
2 MFG			2920	40.98	C	2005AV	119660	.25	.05	85260
3 Paving	ASPHALT		7000	1.50	C	1997AV	10500	.70		3150
4 Paving	CONCRET		4000	3.00	C	1997AV	12000	.70		3600
5 COMPRSRM		20X50	1000	42.58	C	2015AV	42580	.10		38320
6 STORAGE			240	24.92	C	1997AV	5980	.35	.05	3690
7 STORAGE			300	22.97	C	1997AV	6890	.35	.05	4250
8 OFFICE			1600	65.95	C	1997AV	105520	.40	.05	60150
9 CARPORT	*PP	18X20	360			OLD/	0			0
site value		acres/ frontage	effective depth	depth factor	actual rate	effective rate	extended value			true value
site value		2.0500	1.8530		15000	11250	30750			30750
							20810			20810

Call Back: Sign: PSN Date: 2016-02-10 Lister: 04-100049.0000-v082020R