

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-100054.0000
J40

IND
2023

sale

Eff Rate:- 50.59 — 56.72 — 56.33 — 52.87 — a/r

2020 PLEASANT LTD	2003-02-10		
2021 PLEASANT LTD	2003-02-10		
2022 PLEASANT LTD	2003-02-10		
2023 PLEASANT LTD	2003-02-10	10438 11.645A	
13840 US 68 S	1QC		
KENTON OH 43326	\$0	12.0-05-10-054	

Tax Year	2020	2021	2022	2023	
Prop Cls	340	340	340	340	CAMA
Acres	11.6450	11.6450	11.6450	11.6450	340
Land100%	109540	109540	109540	109540	111880
Bldg100%	803770	803770	803770	777600	777590
Totl100%	913310t	913310t	913310t	889490t	889470t
Cauvl00%					

2024 TAYLOR CREEK REAL ESTAT	0024-Tax1Year	1998	
13840 US 68 S	Parent:1WD4-100032.0000		
KENTON OH 43326			

Tax Value:	38340	38340	38340	39160	39160
Land 35%	281320	281320	281320	272160	272160
Bldg 35%	319660t	319660t	319660t	311320t	311310t
Totl 35%					
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	16170.80	18132.30	18006.88	16459.00	
Sp-Asmnt	742.56	742.56	745.56	745.56	

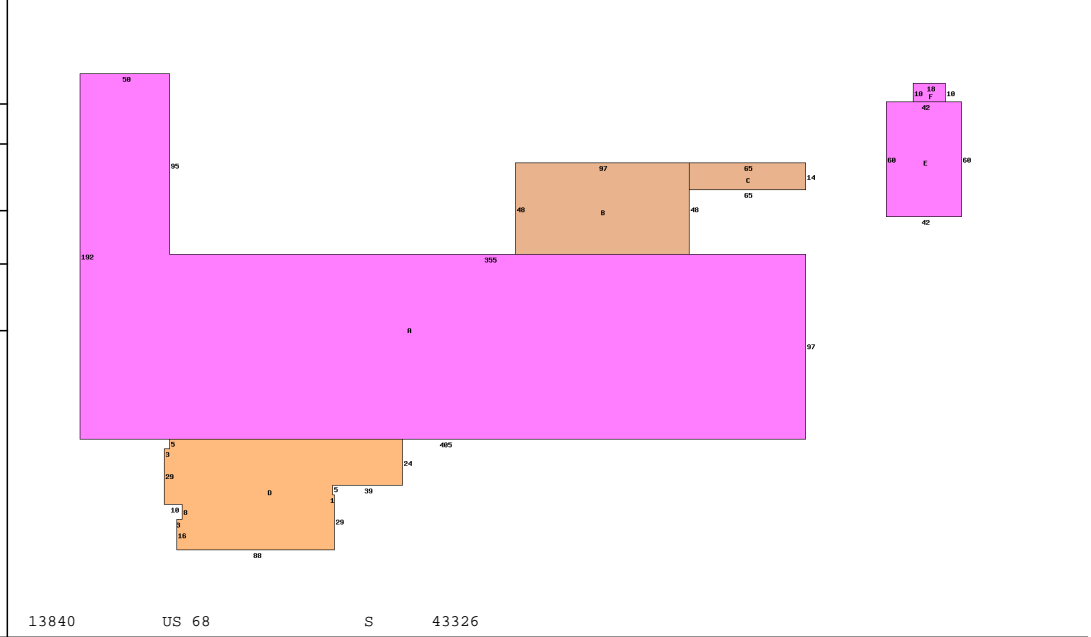
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
22'	*MANF	M		44035		a *MAIN
16'	*STRG	C		4656		b OTHER
	*TWEL	C		910		c OTHER
13'	*OFFT	B		6210		d OTHER
16'	*STRG	M		2520		e *MAIN
10'	*STRG	M		180		f *MAIN

PLEASANT PRECISION
OFFICE HAS A/C AND ALL SECTIONS HAVE STANDARD PLUMBING

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
507	1	2024-11-13	TAYLOR CREEK REAL ESTATE	1WD	1650000	111890	777600
68	1	2003-02-10	PLEASANT LTD	1QC *	0	71200	759170
735	1	1997-12-02	PLEASANT RONALD E & CAR	1WD	950000	0	0

Year	Land	Bldg	Total	Net Tax
2019	38340	281320	319660	15940.72
2018	38340	281320	319660	15972.78

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2023
333 TAYLOR CREEK #1096 - SCIOTO			XA/2023



13840 US 68 S 43326

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

Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 OFF/MFG			54901	37.76	C	1968AV	2073060	.65		725570
2 STORAGE			2700	26.33	C	1985FR	71090	.45		39100
3 Paving			17726	1.50	C	1968AV	26590	.80		5320
4 TRUCKWELL		14X65	910	12.00	C	1968AV	10920	.65		3820
5 FENCE			1400	13.50	C	1968AV	18900	.80		3780
site value		acres/ frontage	effective frontage	depth	actual rate	effective rate	extended value	true value		
site value		2.6400			15000		39600	39600		
site value		4.3600			11250		49050	49050		
site value		4.6450			5000		23230	23230		

Call Back: Sign: PSN Date: 2015-07-15 Lister: 04-100054.0000-v082020R