

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-100054.0000
J40

IND
2025

sale

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

2022 PLEASANT LTD	2003-02-10
2023 PLEASANT LTD	2003-02-10
2024 PLEASANT LTD	2003-02-10
2025 TAYLOR CREEK REAL ESTAT	2024-11-13 10438 11.645A
13840 US 68 S	1WD
KENTON OH 43326	\$1,650,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	340	340	340	340	340
Acres	11.6450	11.6450	11.6450	11.6450	111880
Land100%	109540	111890	111890	111890	777590
Bldg100%	803770	777600	777600	777600	889470t
Totl100%	913310t	889490t	889490t	889490t	
Cauvl00%					
Tax Value:					
Land 35%	38340	39160	39160	39160	39160
Bldg 35%	281320	272160	272160	272160	272160
Totl 35%	319660t	311320t	311320t	311320t	311310t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	18006.88	16459.00	17234.00	17141.80	
Sp-Asmnt	745.56	745.56	813.22	813.22	

Orig Tax Year 1998
Parent: 04-100032.0000

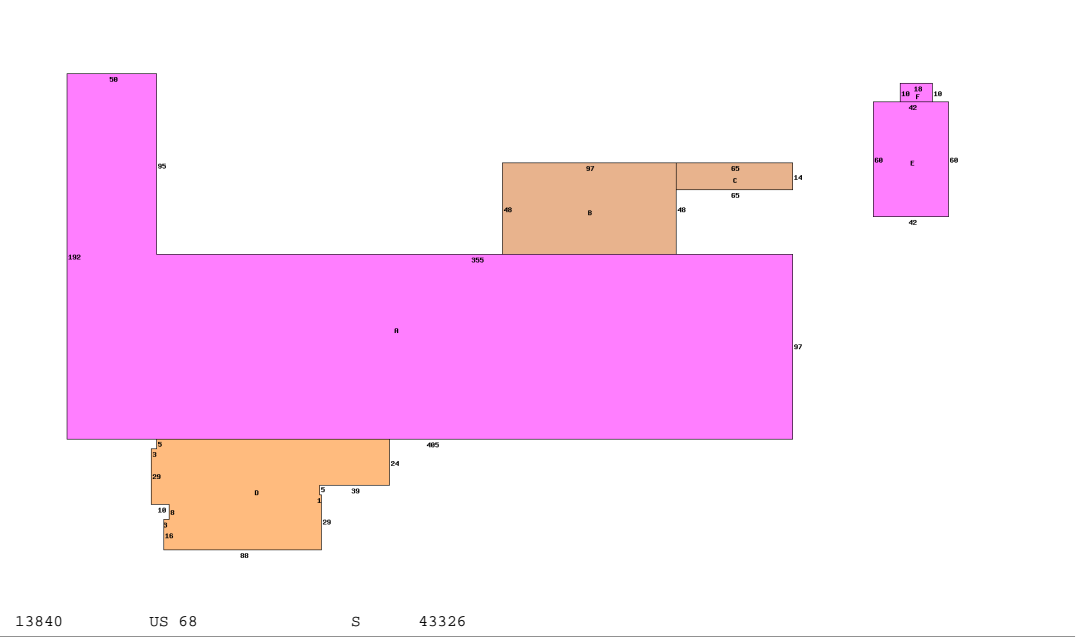
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
22'	*MANF	M		44035		a *MAIN
16'	*STRG	C		4656		b OTHER
	*TWEL	C		910		c OTHER
13'	*OFFT	B		6210		d OTHER
16'	*STRG	M		2520		e *MAIN
10'	*STRG	M		180		f *MAIN

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
2021	38340	281320	319660	18132.30
2020	38340	281320	319660	16170.80

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



13840 US 68 S 43326

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

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	depth factor	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