

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-100064.0000
J28.03

IND
2025

sale

2022 MCCULLOUGH PROPERTIES	2017-10-05
2023 STILLWATER METAL REAL	2022-05-31
2024 STILLWATER METAL REAL	2022-05-31
2025 STILLWATER METAL REALTY	2022-05-31 10040 10292 10.468A
12971 US 68	1WD
KENTON OH 43326	\$2,500,000

Eff Rate:-	56.33	52.87	55.36	55.06	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	340	340	340	340	340
Acres	10.4680	10.4680	10.4680	10.4680	
Land100%	50740	68430	68430	68430	68440
Bldg100%	310800	310800	310800	310800	310790
Totl100%	361540t	379230t	379230t	379230t	379230t
Cauvl00%					
Tax Value:					
Land 35%	17760	23950	23950	23950	23950
Bldg 35%	108780	108780	108780	108780	108780
Totl 35%	126540t	132730t	132730t	132730t	132730t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	7128.16	7017.22	7347.64	7308.34	
Sp-Asmnt	488.00	488.00	531.84	531.84	

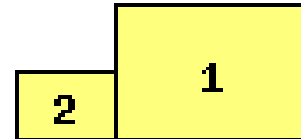
Orig Tax Year 2018
Parent: 04-100060.0000

ABATEMENT FOR 75% FOR 10 YEARS BEGINNING 2020 DUPL ENDING ON 2029 DUPL
041100470000 2.222A
041100480000 8.164A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
258	1	2022-05-31	STILLWATER METAL REALTY C	1WD	2500000	50740	310800
494	1	2017-10-05	MCCULLOUGH PROPERTIES LLC	1WD	104680	0	0

Year	Land	Bldg	Total	Net Tax
2021	17760	108780	126540	7177.84
2020	17760	108780	126540	6401.34

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



12971 US 68 43326

PUB PAVED ST/RD

Neighborhood: 400
Code: 400
Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Rate	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MANUFACT		FtxFt	30000		32.12	C	2018AV	963600	.05	.75	228860
2 OFFICE			5000		68.99	C	2018AV	344950	.05	.75	81930
3 ABATE2029	*750		0				OLD/	932330			0
other	residual	acres/	effective	depth	actual	effective	extended	true			
		frontage	frontage	depth	rate	rate	value	value			
		1.6100		factor	15000	15000	24150	24150			
		8.8580			5000	5000	44290	44290			

Call Back:

Sign: PSN Date: 2018-06-26 Lister:

04-100064.0000-v082020R