BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-100064.0000 IND
J28.03 2026

sale

2023 STILLWATER METAL REAL	2022-05-31	
2024 STILLWATER METAL REAL	2022-05-31	
2025 STILLWATER METAL REAL	2022-05-31	
2026 STILLWATER METAL REALTY	2022-05-31 10040 10292 10.468A	
12971 US 68	1WD	
	$2,500,000	
KENTON OH 43326		

Orig Tax Year 2018
Parent: 04-100060.0000

Eff Rate: 52.87 55.36 55.06 55.06 a/r

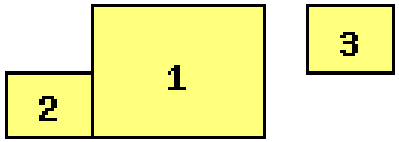
	2023	2024	2025	2026	2026	2027	CAMA
Tax Year							
Prop Cls	340	340	340	340	340	340	340
Acres	10.4680	10.4680	10.4680	10.4680			
Land100%	68430	68430	68430	68430	68430	82140	82130
Bldg100%	310800	310800	310800	310800	310800	500770	500760
Totl100%	379230t	379230t	379230t	379230t	379230t	582910t	582890t
Cauv100%							
Tax Value:							
Land 35%	23950	23950	23950	23950	23950	28750	28750
Bldg 35%	108780	108780	108780	108780	108780	175270	175270
Totl 35%	132730t	132730t	132730t	132730t	132730t	204020t	204010t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	7017.22	7347.64	7308.34	7308.34			
Sp-Asmnt	488.00	531.84	531.84	531.84			

ABATEMENT 75% FOR 10 YEARS BEGINNING WITH 2020 DUPL ENDING WITH 2029 DUPL
POLE BARN IS NOT UNDER AN ABATEMENT AGREEMENT
041100470000 2.222A
041100480000 8.164A

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	17760	108780	126540	7128.16
2021	17760	108780	126540	7177.84

p r o j e c t		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:	
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

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MANUFACT			30000	38.54	C	2018AV	1156200	.05	.75	274600
2	OFFICE			5000	82.78	C	2018AV	413900	.05	.75	98300
3	Pole Barn		48X200	9600	14.02	C	2025AV	134590	.05		127860
4	ABATE2029	*750		0			2020	932330			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
other	1.6100				15000	15000	24150	28980
residual	8.8580				5000	5000	44290	53150

Call Back: Sign: PSN Date: 2018-06-26 Lister: 04-100064.0000-v082020R