

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-110024.0000
Q17

COM
2023

sale

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

2020 MCCULLOUGH STEVEN & J	2004-08-17
2021 MCCULLOUGH STEVEN & J	2004-08-17
2022 MCCULLOUGH STEVEN & J	2004-08-17
2023 MCCULLOUGH STEVEN & JEF	2004-08-17 10042-10292 2.813A
12755 US 68 S	2WD
\$249,007	12.0-05-11-024
KENTON OH 43326	

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	499	499	499	499	499
Acres	2.8780	2.8780	2.8780	2.8130	
Land100%	35370	35370	35370	35370	35360
Bldg100%	160140	160140	160140	159710	159710
Totl100%	195510t	195510t	195510t	195090t	195070t
Cauvl00%					
Tax Value:					
Land 35%	12380	12380	12380	12380	12380
Bldg 35%	56050	56050	56050	55900	55900
Totl 35%	68430t	68430t	68430t	68280t	68270t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3461.70	3881.60	3854.74	3609.86	
Sp-Asmnt	246.95	246.96	246.95	246.95	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
510	2	2004-08-17	MCCULLOUGH STE	2WD	249007	38800	135200
Year	Land	Bldg	Total	Net Tax			
2019	12380	56050	68430	3412.46			
2018	12380	56050	68430	3419.32			

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				
500 HARDIN COUNTY LANDFILL				
XA/2023				
XA/2023				

2
3

12755 US 68 S 43326

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

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 RETAIL/SH		FtxFt	Area	Cond	Value	Dpr	Dpr	Value
2 STORAGE		40X76	3040	10.81	1977AV	.80		148640
3 Paving			6000	1.50	1977AV	.80		6570
4 FENCE	*NV		128		OLD/	0		1800
5 Paving	CONC		4500	3.00	1977AV	.80		0
					13500			2700

site value	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000				15000		15000	15000
site value	1.8130				11250		20360	20360