

BUCK TWP  
KENTON SD

00040

Hardin County, Ohio  
Michael T. Bacon, Auditor

04-110024.0000  
Q17

COM  
2025

sale

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

2022 MCCULLOUGH STEVEN & J	2004-08-17
2023 MCCULLOUGH STEVEN & J	2004-08-17
2024 MCCULLOUGH STEVEN & J	2004-08-17
2025 MCCULLOUGH STEVEN & JEF	2004-08-17 10042-10292 2.813A
12755 US 68 S	2WD
KENTON OH 43326	\$249,007

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	499	499	499	499	499
Acres	2.8780	2.8130	2.8130	2.8130	
Land100%	35370	35370	35370	35370	35360
Bldg100%	160140	159710	159710	159710	159710
Totl100%	195510t	195090t	195090t	195090t	195070t
Cauvl00%					
Tax Value:					
Land 35%	12380	12380	12380	12380	12380
Bldg 35%	56050	55900	55900	55900	55900
Totl 35%	68430t	68280t	68280t	68280t	68270t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3854.74	3609.86	3779.82	3759.60	
Sp-Asmnt	246.95	246.95	266.48	266.48	

Orig Tax Year 1998  
Parent: 04-110024.0000

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				
2021	12380	56050	68430	3881.60				
2020	12380	56050	68430	3461.70				
project					ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY					XA/2025			
500 HARDIN COUNTY LANDFILL					XA/2025			

2  
3

12755 US 68 S 43326

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

Bldg Type	SHB+Cons	DixHt	Area	Unit	Rate	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 RETAIL/SH		11122	33.41	C	1977AV	371590	.60	148640			
2 STORAGE		40X76	3040	10.81	C	1977AV	32860	.80	6570		
3 Paving			6000	1.50	C	1977AV	9000	.80	1800		
4 FENCE	*NV		128		OLD/	0			0		
5 Paving	CONC		4500	3.00	C	1977AV	13500	.80	2700		
site value											
1.0000	acres/	effective	depth	actual	effective	extended	true				
1.8130	frontage	frontage	depth	rate	rate	value	value				
				15000		15000	15000				
				11250		20360	20360				