

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					XA/2023		
500 HARDIN COUNTY LANDFILL					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			11122	33.41	C	1977AV	371590	.60	148640
3 PAVING			3040	10.81	C	1977AV	32860	.80	6570
4 FENCE	*NV		6000	1.50	C	1977AV	9000	.80	1800
5 PAVING	CONC		128			OLD/	0		0
			4500	3.00	C	1977AV	13500	.80	2700
site value	acres/	effective	depth	actual	effective	extended	true		
site value	frontage	frontage	depth	rate	rate	value	value		
	1.0000			15000		15000	15000		
	1.8130			11250		20360	20360		