BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-110024.0000 COM
Q17 2026

sale

2023 MCCULLOUGH STEVEN & J		2004-08-17
2024 MCCULLOUGH STEVEN & J		2004-08-17
2025 MCCULLOUGH STEVEN & J		2004-08-17
2026 MCCULLOUGH STEVEN & JEF		2004-08-17 10042-10292 2.813A
12755 US 68 S		2WD
		$249,007
KENTON OH 43326		

Orig Tax Year 1998
Parent: 04-110024.0000

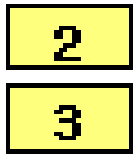
Eff Rate: – 52.87 — 55.36 — 55.06 — 55.06 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	499	499	499	499	499	499	499
Acres	2.8130	2.8130	2.8130	2.8130			
Land100%	35370	35370	35370	35370	35370	42430	42430
Bldg100%	159710	159710	159710	159710	159710	191660	191650
Totl100%	195090t	195090t	195090t	195090t	195090t	234090t	234080t
Cauv100%							
Tax Value:							
Land 35%	12380	12380	12380	12380	12380	14850	14850
Bldg 35%	55900	55900	55900	55900	55900	67080	67080
Totl 35%	68280t	68280t	68280t	68280t	68280t	81930t	81930t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	3609.86	3779.82	3759.60	3759.60			
Sp-Asmnt	246.95	266.48	266.48	266.48			

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
2022	12380	56050	68430	3854.74
2021	12380	56050	68430	3881.60

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



12755 US 68 S 43326

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	RETAIL/SH			11122	40.09	C	1977AV	371590	.60		178370
2	STORAGE		40X76	3040	12.97	C	1977AV	32860	.80		7880
3	Paving			6000	1.80	C	1977AV	9000	.80		2160
4	FENCE	*NV		128			OLD/	0			0
5	Paving	CONC		4500	3.60	C	1977AV	13500	.80		3240

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000				15000		15000	18000
site value	1.8130				11250		20360	24430

Call Back: Sign: PSN Date: 2015-08-06 Lister: 04-110024.0000-v082020R