

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-110049.0000
J28.03

COM
2025

sale

2022 MAT DEVELOPMENT CO LL
2023 IN N OUT CAR WASH LLC
2024 IN N OUT CAR WASH LLC
2025 IN N OUT CAR WASH LLC
US 68

2022-01-07
2022-01-07
2022-01-07 10040 10292 .964A
1WD
\$0

Orig Tax Year 2023
Parent: 04-100060.0000

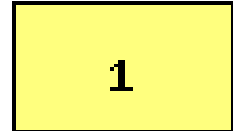
Eff Rate:- 56.33 — 52.87 — 55.36 — 55.06 — a/r

Tax Year 2022 2023 2024 2025
Prop Cls 320 499 499 499
Acres .9640 .9640 .9640
Land100% 3260 14460 14460 14460
Bldg100% 3260t 14460t 174710t 174710t
Totl100% 3260t 14460t 189170t 189170t
Cauvl00%

Tax Value:
Land 35% 1140 5060 5060 5060
Bldg 35% 1140t 5060t 61150 61150
Totl 35% 1140t 5060t 66210t 66210t
Hmstd35%
Owner Oc
Hmstd RB
Net Tax 64.22 267.52 3665.24 3645.62
Sp-Asmnt 265.86 265.86

CAMA
499
14460
174710
189170t

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
14	1	2022-01-07	IN N OUT CAR WASH LLC	1WD *	0	0	0
Year	Land	Bldg	Total	Net Tax			
2021	0	0	0	0.00			
Project				ben acres	/	%	factor
500 HARDIN COUNTY LANDFILL				XA/2025			
902 MAIN DISTRICT CONSERVANCY				XA/2025			



US 68

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

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt	Area	Rate	Grade	Cond	Value	Dpr Dpr
1 CARWASH		30X110	3300	45.00	C	2022AV	148500	.05 141080
2 Paving	CON		11800	3.00	C	2023AV	35400	.05 33630
site value		acres/ frontage	effective frontage	depth depth	factor	actual rate	effective rate	extended value
		.9640				15000	14460	14460