

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060063.0000
FF03

IND
2025

sale

Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r

2022 CENEX HARVEST STATES	1999-09-13
2023 CENEX HARVEST STATES	1999-09-13
2024 CENEX HARVEST STATES	1999-09-13
2025 CENEX HARVEST STATES CO	1999-09-13 STEINERS E PT 20 & E PT 8
728 STEINER AVE	2WD 9-19 & PT VAC ALLEYS
KENTON OH 43326	\$1,700,000

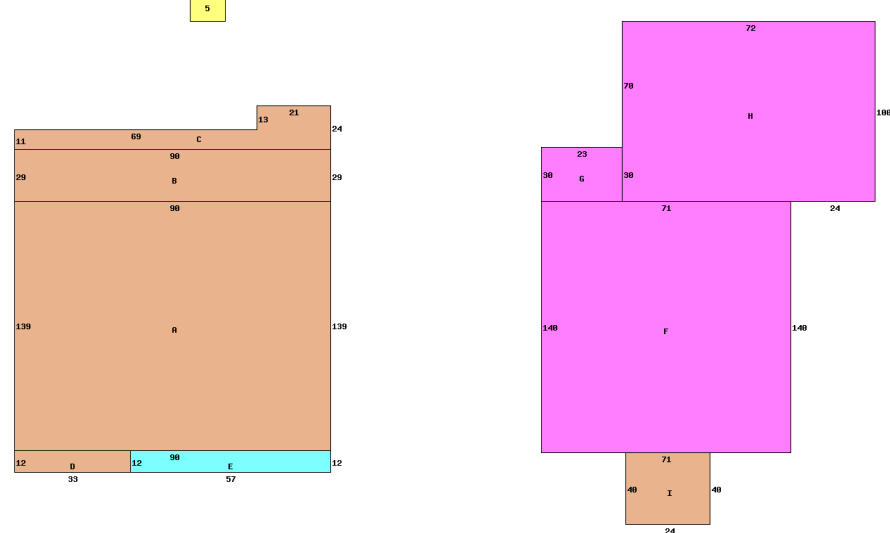
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	350	350	350	350	350
Acres	2.2300	2.2300	2.2300	2.2300	
Land100%	32000	41400	41400	41400	41400
Bldg100%	382110	448230	448230	448230	448240
Totl100%	414110t	489630t	489630t	489630t	489640t
Cauv100%					
Tax Value:					
Land 35%	11200	14490	14490	14490	14490
Bldg 35%	133740	156880	156880	156880	156880
Totl 35%	144940t	171370t	171370t	171370t	171370t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	8327.02	9249.90	9676.92	9626.32	
Sp-Asmnt	619.84	619.84	538.00	538.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
15'	*MANF	C		12510		a OTHER
15'	*MANF	C		2610		b OTHER
15'	*MANF	C		1263		c OTHER
10'	*MANF	C		396		d OTHER
18'	*WHSE	M		9940		e *MAIN
12'	*SHOP	M		690		f *MAIN
20'	*WHSE	M		7200		g *MAIN
	*TRUC	C		960		h OTHER

#: 64 TO 75, L/W
Starting with the 1999 duplicate a tax abatement for 10 years from Dept of Taxation with EPA for the clean up of toxic waste on property. The tax abatement will expire on 2009 dupl.
The shop, office, & manufacturing part has standard plumbing & heat
2017 NEW CONSTRUCTION NEW CONCRETE PAD FOR BULK STORAGE TANKS NVC
060600640000
060600650000
060600660000
060600670000
060600680000
060600690000
060600700000
060600710000 -075

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
534	2	1999-09-13	CENEX HARVEST STATES COO	2WD	1700000	33510	225910
481	2	1999-08-12	UNIVERSAL COOPERATIVES I	2WD *	0	33510	225910
480	2	1999-08-12	OBT EXCHANGE CORP AND OH	2WD *	0	33510	225910
Year	Land	Bldg	Total	Net Tax			
2021	11200	133740	144940	8385.92			
2020	11200	133740	144940	7496.64			

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



728 STEINER AVE 43326

Occupancy 0 Vacant Land

B 1 2 U A

Neighborhood:
Code: 3600
Dwl/Gar/NC% .9700

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MFG/WHSE	1STR	FtxFt	16779	35.53	C	1958AV	596160	.75		149040
2 Paving			13000	1.50	C	1959AV	19500	.80		3900
3 FENCE			1700	13.50	C	1983AV	22950	.80		4590
4 WHSE/STOR			10630	26.30	C	1983AV	279570	.50		139790
5 Shed		10X16	160	12.00	C	1993AV	1920	.70		580
6 RR SPUR	*NV		400			1959AV	0			0
7 WHSE			7200	27.84	C	2001AV	200450	.25		150340
site value		acres/	effective	depth	actual	effective	extended	value	true	
site value		frontage	frontage	depth	rate	rate	value	value	value	
		1.5900	15000	15000	20000	15000	31800	31800	31800	
		.6400	15000	15000	20000	15000	9600	9600	9600	

Call Back:

Sign: PSN Date: 2017-05-22 Lister:

06-060063.0000-v082020R