BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-060063.0000 IND
FF03 2026

sale

2023 CENEX HARVEST STATES	1999-09-13		
2024 CENEX HARVEST STATES	1999-09-13		
2025 CENEX HARVEST STATES	1999-09-13		
2026 CENEX HARVEST STATES CO	1999-09-13	STEINERS E PT 20 & E PT 8	
728 STEINER AVE	2WD	9-19 & PT VAC ALLEYS	
	$1,700,000		
KENTON OH 43326			

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

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	350	350	350	350	350	350	350
Acres	2.2300	2.2300	2.2300	2.2300			
Land100%	41400	41400	41400	41400	41400	49690	49680
Bldg100%	448230	448230	448230	448230	448230	537800	537800
Totl100%	489630t	489630t	489630t	489630t	489630t	587490t	587480t
Cauv100%							
Tax Value:							
Land 35%	14490	14490	14490	14490	14490	17390	17390
Bldg 35%	156880	156880	156880	156880	156880	188230	188230
Totl 35%	171370t	171370t	171370t	171370t	171370t	205620t	205620t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	9249.90	9676.92	9626.32	9626.32			
Sp-Asmnt	619.84	538.00	538.00	538.00			

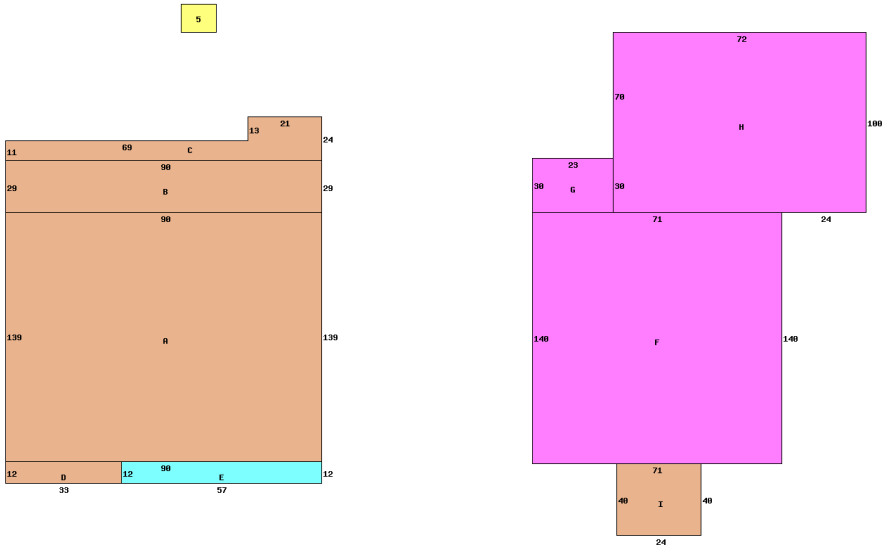
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
15'	*MANF	C		12510		a	OTHER
15'	*MANF	C		2610		b	OTHER
15'	*MANF	C		1263		c	OTHER
10'	*MANF	C		396		d	OTHER
18'	*WHSE	M		9940		e	*MAIN
12'	*SHOP	M		690		f	*MAIN
20'	*WHSE	M		7200		g	*MAIN
	*TRUC	C		960		h	OTHER

#: 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
2022	11200	133740	144940	8327.02
2021	11200	133740	144940	8385.92

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



728 STEINER AVE 43326

Occupancy 0 Vacant Land

B 1 2 U A

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	MFG/WHSE	1STR		16779	42.63	C	1958AV	715290	.75		178820
2	Paving			13000	1.80	C	1959AV	23400	.80		4680
3	FENCE			1700	16.20	C	1983AV	27540	.80		5510
4	WHSE/STOR			10630	31.56	C	1983AV	335480	.50		167740
5	Shed		10X16	160	14.40	C	1993AV	2300	.70		690
6	RR SPUR	*NV		400			1959AV	0			0
7	WHSE			7200	33.40	C	2001AV	240480	.25		180360

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.5900				20000		31800	38160
site value	.6400				15000		9600	11520

Call Back: Sign: PSN Date: 2017-05-22 Lister: 06-060063.0000-v082020R