

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-070042.0000
GG73

COM
2025

sale

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

2022 ROUTE 68 TRAILER SALE	2013-10-18
2023 STANFORD TRAILERS LLC	2022-09-16
2024 STANFORD TRAILERS LLC	2022-09-16
2025 STANFORD TRAILERS LLC	2022-09-16
504 S FONTAINE ST	2022-09-16 G-S PT 61 CARTERS SUB
	4WD PT 1
KENTON OH 43326	\$300,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	429	429	429	429	429
Acres					
Land100%	26000	18630	38370	38370	38360
Bldg100%	133600	145570	145570	145570	145570
Totl100%	159600t	164200t	183940t	183940t	183930t
Cauvl00%					
Tax Value:					
Land 35%	9100	6520	13430	13430	13430
Bldg 35%	46760	50950	50950	50950	50950
Totl 35%	55860t	57470t	64380t	64380t	64380t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3209.24	3102.02	3635.40	3616.40	
Sp-Asmnt	250.32	250.32	265.86	265.86	

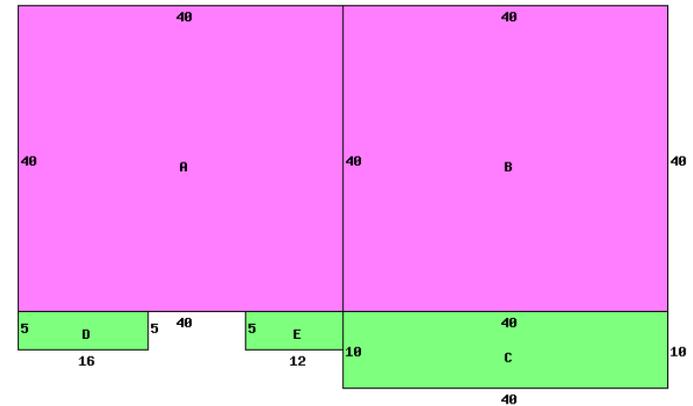
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
14'	*STRG	M		1600		b	*MAIN
14'	*RETA	M		1600		c	PORCH
	OFF	P		400	12000	d	PORCH
	DK	P		80	1200	e	PORCH
	DK	P		60	900		

#: 003,40,44,45 L/W
 2024 duplicate combined parcels
 060700030000
 060700400000
 060700440000
 060700450000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
486	4	2022-09-16	STANFORD TRAILERS LLC	4WD *	300000	26000	133600
505	1	2013-10-18	ROUTE 68 TRAILER SALES LL	2WD	90000	26570	24830
608	1	1994-07-06	WHITAKER RICHARD E	1WD	40000	0	31910
15	1	1994-01-07	WHITAKER RICHARD E	1QC *	0	0	31910
432	1	1993-05-20	LONG MELVIN L JR & MARCI	1WD	40000	0	31910

Year	Land	Bldg	Total	Net Tax
2021	9100	46760	55860	3231.94
2020	9100	46760	55860	2889.22

p r o j e c t		ben acres		/ % factor	
902	MAIN DISTRICT CONSERVANCY			XA/2025	
500	HARDIN COUNTY LANDFILL			XA/2025	



504 S FONTAINE ST 43326

Occupancy 0 Vacant Land	
B 1 2 U A	
Extra Features	14100
Total Value	14100
Neighborhood:	
Code:	3600
Dwl/Gar/NC%	.9700

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 RETAIL		1600	57.89	C	2016AV	92620	.10			83360
2 STORAGE		1600	25.14	C	2016AV	40220	.10			36200
3 DECK		5X16	80	15.00	C	2016AV	1200	.10		1080
4 DECK		5X12	60	15.00	C	2016AV	900	.10		810
5 P	OFF	10X46	460	30.00	C	2016AV	13800	.10		12420
6 Paving		12000	1.50	C	2009AV	18000	.35			11700
7 CAR PORT	*PP	20X32	640		2023AV	0				0
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
front lot		160.00	153	101	150	152	24320	24320		
front lot		104.00	123	90	150	135	14040	14040		