BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-070042.0000 COM
GG73 2026

sale

2023 STANFORD TRAILERS LLC	2022-09-16	
2024 STANFORD TRAILERS LLC	2022-09-16	
2025 STANFORD TRAILERS LLC	2022-09-16	
2026 STANFORD TRAILERS LLC	2022-09-16	G-S PT 61 CARTERS SUB
504 S FONTAINE ST	4WD	PT 1
	$300,000	
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	429	429	429	429	429	429	429
Acres							
Land100%	18630	38370	38370	38370	38370	46030	46030
Bldg100%	145570	145570	145570	145570	145570	174660	174670
Totl100%	164200t	183940t	183940t	183940t	183940t	220690t	220700t
Cauv100%							
Tax Value:							
Land 35%	6520	13430	13430	13430	13430	16110	16110
Bldg 35%	50950	50950	50950	50950	50950	61130	61130
Totl 35%	57470t	64380t	64380t	64380t	64380t	77240t	77250t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	3102.02	3635.40	3616.40	3616.40			
Sp-Asmnt	250.32	265.86	265.86	265.86			

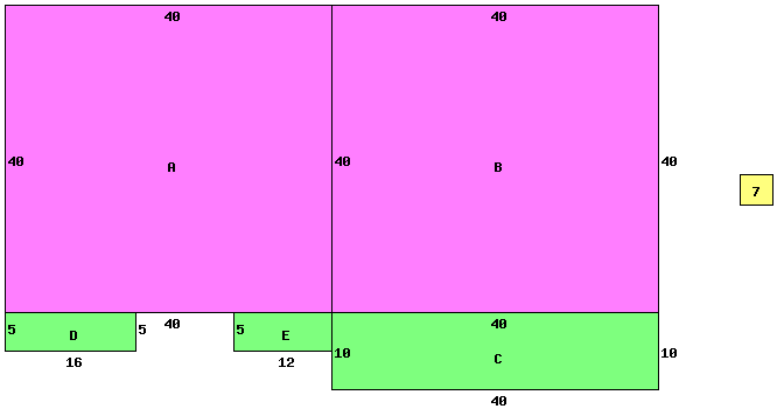
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
14'	*STRG	M		1600		a	*MAIN
14'	*RETA	M		1600		b	*MAIN
	OFP	P		400	12000	c	PORCH
	DK	P		80	1200	d	PORCH
	DK	P		60	900	e	PORCH

#: 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:bldg
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
2022	9100	46760	55860	3209.24
2021	9100	46760	55860	3231.94

project		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:	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			1600	69.46	C	2016AV	111140	.10		100030
2	STORAGE			1600	30.16	C	2016AV	48260	.10		43430
3	DECK		5X16	80	18.00	C	2016AV	1440	.10		1300
4	DECK		5X12	60	18.00	C	2016AV	1080	.10		970
5	P	OFP	10X46	460	36.00	C	2016AV	16560	.10		14900
6	Paving			12000	1.80	C	2009AV	21600	.35		14040
7	CAR PORT	*PP	20X32	640			2023AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		160.00	153	101	150	152	24320	29180
front lot		104.00	123	90	150	135	14040	16850

Call Back: Sign: PSN Date: 2017-05-31 Lister: 06-070042.0000-v082020R