BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-090006.0000 IND
EE37 2026

## sale

| | | |
|---|---|---|
| 2023 1879 ELECTRIC LTD | 2021-09-08 | |
| 2024 1879 ELECTRIC LTD | 2021-09-08 | |
| 2025 1879 ELECTRIC LTD | 2021-09-08 | |
| 2026 1879 ELECTRIC LTD | 2021-09-08 | LETSONS 3RD - SCHNEIDERS |
| 840 S DETROIT ST | 3WD | LOTS 87-88;12-13 |
| | $60,000 | PT VAC ALLEY .79A |
| 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 | 399 | 399 | 399 | 399 | 399 | 399 | 399 |
| Acres | .7900 | .7900 | .7900 | .7900 | | | |
| Land100% | 15800 | 15800 | 15800 | 15800 | 15800 | 18970 | 18960 |
| Bldg100% | 37490 | 37490 | 35510 | 35510 | 35510 | 42630 | 42620 |
| Totl100% | 53290t | 53290t | 51310t | 51310t | 51310t | 61600t | 61580t |
| Cauv100% | | | | | | | |
| Tax Value: | | | | | | | |
| Land 35% | 5530 | 5530 | 5530 | 5530 | 5530 | 6640 | 6640 |
| Bldg 35% | 13120 | 13120 | 12430 | 12430 | 12430 | 14920 | 14920 |
| Totl 35% | 18650t | 18650t | 17960t | 17960t | 17960t | 21560t | 21550t |
| Hmstd35% | | | | | | | |
| Owner Oc | | | | | | | |
| Hmstd RB | | | | | | | |
| Net Tax | 1006.66 | 1053.14 | 1008.86 | 1008.86 | | | |
| Sp-Asmnt | 127.81 | 131.54 | 131.54 | 131.54 | | | |

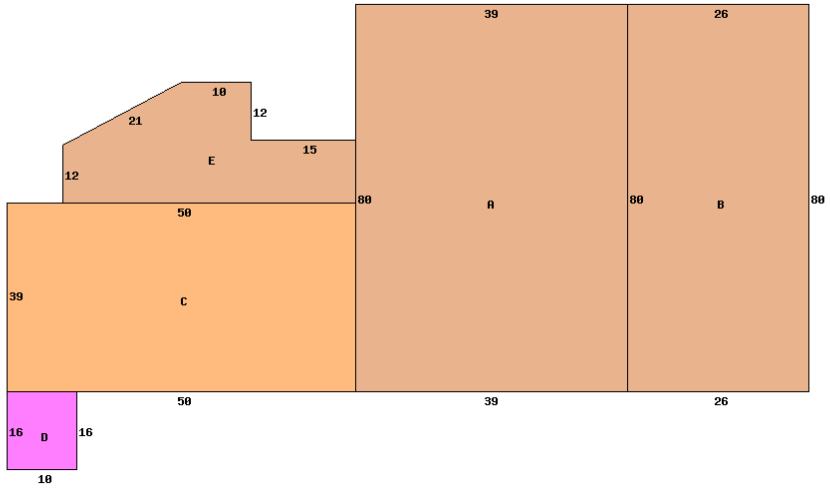
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 14' | *GARA | C | | 3120 | | a | OTHER |
| 12' | *GARA | C | | 2080 | | b | OTHER |
| 12' | *OFFI | B | | 1950 | | c | OTHER |
| | *SHED | M | | 0 | | d | *MAIN |
| 8' | *SCB | C | | 0 | | e | OTHER |

#: 7 TO 9 & 12.1-11 -33, 34, L/W
2022 duplicate added pt vac alley
060900070000
060900080000
061100330000
061100340000

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 474 | 3 | 2021-09-08 | 1879 ELECTRIC LTD | 3WD | 60000 | 11110 | 34060 |
| 696 | 2 | 2001-12-27 | PEES RICHARD & MARY C | 2FD | 119000 | 12310 | 49460 |
| 1106 | 2 | 1994-11-30 | PEES MARY C TRUSTEE | 2QC * | 0 | 0 | 70110 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 3890 | 11920 | 15810 | 908.32 |
| 2021 | 3890 | 11920 | 15810 | 914.74 |

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




840 S DETROIT ST 43326

Occupancy 0 Vacant Land

B 1 2 U A

| | | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | STORAGE | | | 39X50 | 1950 | 30.27 | C | 1900FR | 59030 | .80 | | 11810 |
| 2 | STORAGE | | | 80X39 | 3120 | 28.82 | C | 1948FR | 89920 | .80 | | 17980 |
| 3 | STORAGE | | | 80X26 | 2080 | 27.85 | C | 1950AV | 57930 | .80 | | 11590 |
| 4 | STORAGE | | | | 759 | 27.55 | C | 1900VP | 20910 | .85 | .75 | 780 |
| 5 | Shed | | M | 10X16 | 160 | 14.40 | C | 1900AV | 2300 | .80 | | 460 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| site value | .7900 | | | | 20000 | | 15800 | 18960 |

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 |

Call Back: Sign: PSN Date: 2014-12-18 Lister: 06-090006.0000-v082020R