BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-170003.0000 COM
JJ10 2026

sale

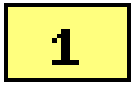
2023 HINTON DENNIS E & TIN
2024 HINTON DENNIS E & TIN
2025 HINTON DENNIS E & TIN
2026 HINTON DENNIS E & TINA G & S OL 13-14 2.30A
12800 SR 31
$0
KENTON OH 43326

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

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	499	499	499	499	499	499	499
Acres	2.3000	2.3000	2.3000	2.3000			
Land100%	33000	33000	33000	33000	33000	39600	39600
Bldg100%	27400	27400	27400	27400	27400	32890	32890
Totl100%	60400t	60400t	60400t	60400t	60400t	72490t	72490t
Cauv100%							
Tax Value:							
Land 35%	11550	11550	11550	11550	11550	13860	13860
Bldg 35%	9590	9590	9590	9590	9590	11510	11510
Totl 35%	21140t	21140t	21140t	21140t	21140t	25370t	25370t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	1141.06	1193.72	1187.50	1187.50			
Sp-Asmnt	133.17	141.54	131.54	131.54			

Year	Land	Bldg	Total	Net Tax
2022	8660	9810	18470	1061.14
2021	8660	9810	18470	1068.62

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



12800 SR 31 43326

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	SHOP/RET		80X30	2400	34.26	C	1973AV	68520	.60		32890

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000				20000		20000	24000
site value	1.3000				10000		13000	15600

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: 2015-11-12 Lister: 06-170003.0000-v082020R