BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-170013.0000 COM
II11 2024

sale

2021 BRIM THOMAS E & CAROL
2022 BRIM THOMAS E & CAROL
2023 BRIM THOMAS E & CAROL
2024 BRIM THOMAS E & CAROLYN 10030 18.396A
CR 140
$0

Eff Rate:- 57.86 — 57.45 — 53.98 — 56.47 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	499	499	499	499	499
Acres	18.4000	18.4000	18.4000	18.4000	
Land100%	71660	71660	127260	127260	127250
Bldg100%	593000	593000	607860	607860	607850
Totl100%	664660t	664660t	735110t	735110t	735100t
Cauv100%					
Tax Value:					
Land 35%	25080	25080	44540	44540	44540
Bldg 35%	207550	207550	212750	212750	212750
Totl 35%	232630t	232630t	257290t	257290t	257280t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	13459.44	13364.94	13887.52	14528.66	
Sp-Asmnt	754.80	754.80	754.80	**795.42**	

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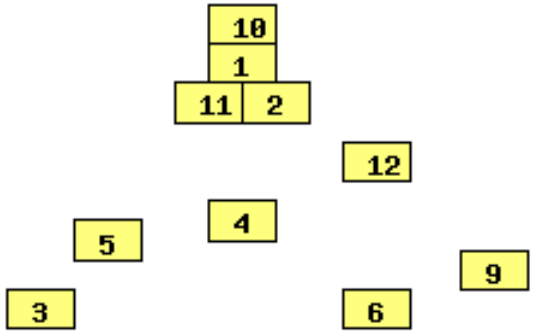
Year	Land	Bldg	Total	Net Tax
2020	25080	207550	232630	12032.18
2019	25080	207550	232630	11864.96

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024			
500 HARDIN COUNTY LANDFILL	XA/2024			



CR 140

Neighborhood:
Code: 3600
Dwl/Gar/NC% .9700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	WHSE			5520	11.23	C	1963AV	61990	.80	.10	11160
2	STORAGE		20X40	800	29.18	C	1979AV	23340	.50	.10	10500
3	WHSE			8452	26.27	C	1990AV	222030	.35	.10	129890
4	RETAIL			1260	57.85	C	1990AV	72890	.45	.10	36080
5	STORAGE	1	150X60	9000	25.04	C	1992AV	225360	.35	.10	131840
6	SHOP			4064	27.96	C	1996AV	113630	.30	.10	71590
7	FENCE			2000	11.75	C	1990AV	23500	.80		4700
8	Paving			30800	1.50	C	1998AV	46200	.60		18480
9	STORAGE			10000	23.03	C	1996AV	230300	.30	.10	145090
10	STORAGE	2	250X50	12500	6.70	C	1998AV	83750	.55	.10	33920
11	STORAGE		14X46	644	29.19	C	1998AV	18800	.30	.10	11840
12	Shed		16X40	640	12.00	D	2000AV	6140	.55		2760

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	2.3500				20000		47000	47000
site value	16.0500				5000		80250	80250

Call Back: Sign: PSN Date: 2015-05-13 Lister:
Call Back: Sign: PSN Date: 2015-02-13 Lister:

06-170013.0000-v082020R