BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-170013.0000 COM
II11 2026

sale

2023 BRIM THOMAS E & CAROL
2024 BRIM THOMAS E & CAROL
2025 BRIM THOMAS E & CAROL
2026 BRIM THOMAS E & CAROLYN 10030 18.396A
CR 140
$0

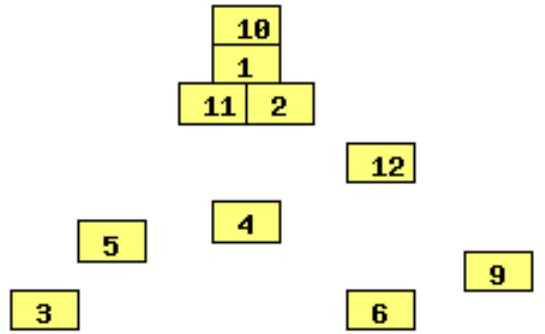
Eff Rate:- 53.98 56.47 56.17 56.17 a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	499	499	499	499	499	499	499
Acres	18.4000	18.4000	18.4000	18.4000			
Land100%	127260	127260	127260	127260	127260	152710	152700
Bldg100%	607860	607860	607860	607860	607860	729430	729430
Totl100%	735110t	735110t	735110t	735110t	735110t	882140t	882130t
Cauv100%							
Tax Value:							
Land 35%	44540	44540	44540	44540	44540	53450	53450
Bldg 35%	212750	212750	212750	212750	212750	255300	255300
Totl 35%	257290t	257290t	257290t	257290t	257290t	308750t	308750t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	13887.52	14528.66	14452.70	14452.70			
Sp-Asmnt	754.80	795.42	795.42	795.42			

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Year	Land	Bldg	Total	Net Tax
2022	25080	207550	232630	13364.94
2021	25080	207550	232630	13459.44

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



CR 140

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	WHSE			5520	13.47	C	1963AV	61990	.80	.10	13390
2	STORAGE		20X40	800	35.01	C	1979AV	23340	.50	.10	12600
3	WHSE			8452	31.52	C	1990AV	222030	.35	.10	155870
4	RETAIL			1260	69.42	C	1990AV	72890	.45	.10	43300
5	STORAGE	1	150X60	9000	30.04	C	1992AV	225360	.35	.10	158210
6	SHOP			4064	33.55	C	1996AV	113630	.30	.10	85910
7	FENCE			2000	14.10	C	1990AV	23500	.80		5640
8	Paving			30800	1.80	C	1998AV	46200	.60		22180
9	STORAGE			10000	27.63	C	1996AV	230300	.30	.10	174110
10	STORAGE	2	250X50	12500	8.04	C	1998AV	83750	.55	.10	40700
11	STORAGE		14X46	644	35.02	C	1998AV	18800	.30	.10	14210
12	Shed		16X40	640	14.40	D	2000AV	6140	.55		3310

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	2.3500				20000		47000	56400
site value	16.0500				5000		80250	96300

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

06-170013.0000-v082020R