

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-170016.0000  
JJ14

IND  
2025

sale

Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r

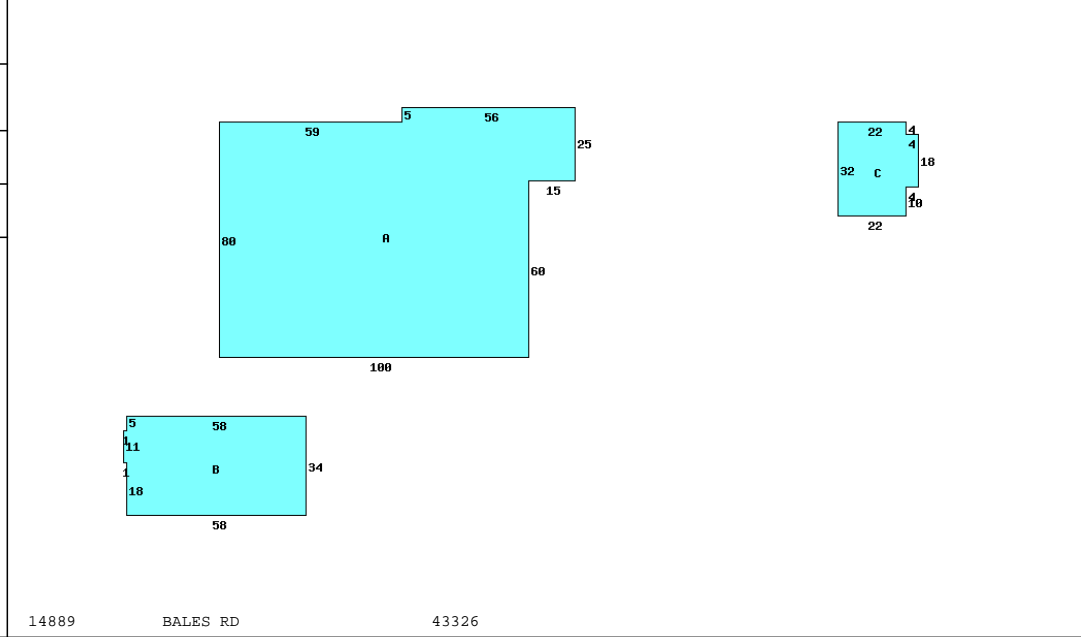
2022 FARMERS COMMISSION CO	2001-01-18			
2023 FARMERS COMMISSION CO	2001-01-18			
2024 FARMERS COMMISSION CO	2001-01-18			
2025 FARMERS COMMISSION CO	2001-01-18	10292	10040	5.25A
14889 BALES RD	2WD			
		\$202,500		
KENTON OH 43326				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	390	390	390	390	390
Acres	5.2500	5.2500	5.2500	5.2500	
Land100%	56740	75660	75660	75660	75650
Bldg100%	157570	154860	154860	154860	154870
Totl100%	214310t	230510t	230510t	230510t	230520t
Cauv100%					
Tax Value:					
Land 35%	19860	26480	26480	26480	26480
Bldg 35%	55150	54200	54200	54200	54200
Totl 35%	75010t	80680t	80680t	80680t	80680t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	4309.44	4354.80	4555.84	4532.02	
Sp-Asmnt	490.04	490.04	507.36	507.36	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
14'	*STRG	F		8580		a OTHER	
10'	*OFFI	F		1983		b OTHER	
10'	*STRG	F		776		c OTHER	
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
31	2	2001-01-18	FARMERS COMMISSION CO	2WD	202500	70660	376170
327	2	2000-08-01	AGRILIANCE LLC	2WD *	0	70660	376170
35	2	1999-01-21	LAND O' LAKES INC	2	226300	50910	447400

Year	Land	Bldg	Total	Net Tax
2021	19860	106180	126040	7292.40
2020	19860	106180	126040	6519.08

p r o j e c t		ben acres	/	%	factor
902	MAIN DISTRICT CONSERVANCY				XA/2025
500	HARDIN COUNTY LANDFILL				XA/2025



Occupancy 9 Outbuildings	
B 1 2 U A	
Neighborhood:	
Code:	3600
Dwl/Gar/NC%	.9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True		
2 STORAGE		FtxFt	Area	Rate	Grade	Cond	Value	Dpr	Dpr	Value
3 OFFICE			8580	26.00	C	1967FR	223080	.60		89230
4 STORAGE			1983	58.48	C	1967AV	115970	.55		52190
			776	38.51	C	1967AV	29880	.55		13450
site value	acres/	effective	depth	actual	effective	extended	true			
site value	frontage	frontage	depth	rate	rate	value	value			
	1.0000			20000		20000	20000			
	4.2500			15000		55650	55650			

Call Back: Sign: PSN Date: 2015-11-12 Lister: 06-170016.0000-v082020R