BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-170016.0000 IND
JJ14 2026

sale

2023 FARMERS COMMISSION CO	2001-01-18	
2024 FARMERS COMMISSION CO	2001-01-18	
2025 FARMERS COMMISSION CO	2001-01-18	
2026 FARMERS COMMISSION CO	2001-01-18 10292 10040 5.25A	
14889 BALES RD	2WD	
	$202,500	
KENTON OH 43326		

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

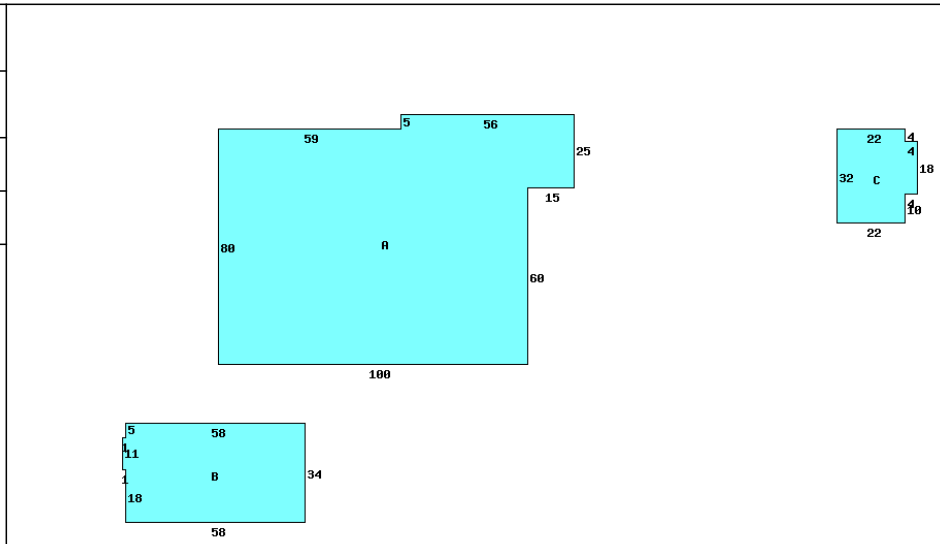
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	390	390	390	390	390	390	390
Acres	5.2500	5.2500	5.2500	5.2500			
Land100%	75660	75660	75660	75660	75660	90770	90780
Bldg100%	154860	154860	154860	154860	154860	185830	185840
Totl100%	230510t	230510t	230510t	230510t	230510t	276600t	276620t
Cauv100%							
Tax Value:							
Land 35%	26480	26480	26480	26480	26480	31770	31770
Bldg 35%	54200	54200	54200	54200	54200	65040	65040
Totl 35%	80680t	80680t	80680t	80680t	80680t	96810t	96820t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	4354.80	4555.84	4532.02	4532.02			
Sp-Asmnt	490.04	507.36	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:bldg
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
2022	19860	55150	75010	4309.44
2021	19860	106180	126040	7292.40

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



14889 BALES RD 43326

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
2	STORAGE			8580	31.20	C	1967FR	267700	.60		107080
3	OFFICE			1983	70.17	C	1967AV	139150	.55		62620
4	STORAGE			776	46.21	C	1967AV	35860	.55		16140

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000				20000		20000	24000
site value	4.2500				15000		55650	66780

Call Back: Sign: PSN Date: 2015-11-12 Lister: