BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-170017.0000 IND
II12 2026

## sale

| | | |
|---|---|---|
| 2023 | BRIM THOMAS E & CAROL | 2003-12-03 |
| 2024 | BRIM THOMAS E & CAROL | 2003-12-03 |
| 2025 | BRIM THOMAS E & CAROL | 2003-12-03 |
| 2026 | BRIM THOMAS E & CAROLYN | 2003-12-03 10030 4.371A |
| | 350 BALES RD | 1SD |
| | | $188,233 |
| | 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 | 320 | 320 | 320 | 320 | 320 | 320 | 320 |
| Acres | 4.3700 | 4.3700 | 4.3700 | 4.3700 | | | |
| Land100% | 60400 | 60400 | 60400 | 60400 | 60400 | 72490 | 72480 |
| Bldg100% | 169370 | 169370 | 169370 | 169370 | 169370 | 203200 | 203190 |
| Totl100% | 229770t | 229770t | 229770t | 229770t | 229770t | 275690t | 275670t |
| Cauv100% | | | | | | | |
| Tax Value: | | | | | | | |
| Land 35% | 21140 | 21140 | 21140 | 21140 | 21140 | 25370 | 25370 |
| Bldg 35% | 59280 | 59280 | 59280 | 59280 | 59280 | 71120 | 71120 |
| Totl 35% | 80420t | 80420t | 80420t | 80420t | 80420t | 96490t | 96480t |
| Hmstd35% | | | | | | | |
| Owner Oc | | | | | | | |
| Hmstd RB | | | | | | | |
| Net Tax | 4340.76 | 4541.16 | 4517.42 | 4517.42 | | | |
| Sp-Asmnt | 246.58 | 267.50 | 267.50 | 267.50 | | | |

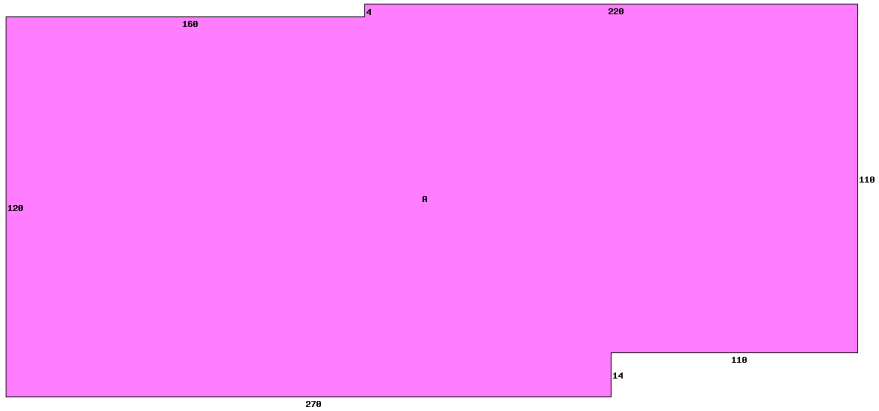
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | |
|---|---|---|---|---|---|---|
| 14' | *MANF | M | | 56008 | a | *MAIN |

NO PLUMBING OR HEAT

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 712 | 1 | 2003-12-03 | BRIM THOMAS E & CAROLYN | 1SD | 188233 | 65540 | 147830 |
| 656 | 1 | 1997-11-12 | WINZENRIED ORA A JR | 1QC * | 0 | 35000 | 184200 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 10890 | 60280 | 71170 | 4088.82 |
| 2021 | 10890 | 60280 | 71170 | 4117.74 |

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




350 BALES RD 43326

Occupancy 0 Vacant Land

B 1 2 U A

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | MANUFACT | | | 44940 | 22.28 | C | 1937FR | 1001260 | .80 | | 200250 |
| 2 | Paving | | | 8160 | 1.80 | C | 1940FR | 14690 | .80 | | 2940 |
| 3 | RR SPUR | *NV | | 0 | | | OLD/ | 0 | | | 0 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| site value | 2.5700 | | | | 20000 | | 51400 | 61680 |
| site value | 1.8000 | | | | 5000 | | 9000 | 10800 |

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: 2015-02-13 Lister: 06-170017.0000-v082020R