

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-170023.0000  
JJ16

IND  
2025

sale

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

2022	PRECISION STRIP INC	2003-06-30	
2023	PRECISION STRIP INC	2003-06-30	
2024	PRECISION STRIP INC	2003-06-30	
2025	PRECISION STRIP INC	2003-06-30	VMS 10030 - 10040 30.782A
	14936 CR 140	5QC	
	KENTON OH 43326	\$0	

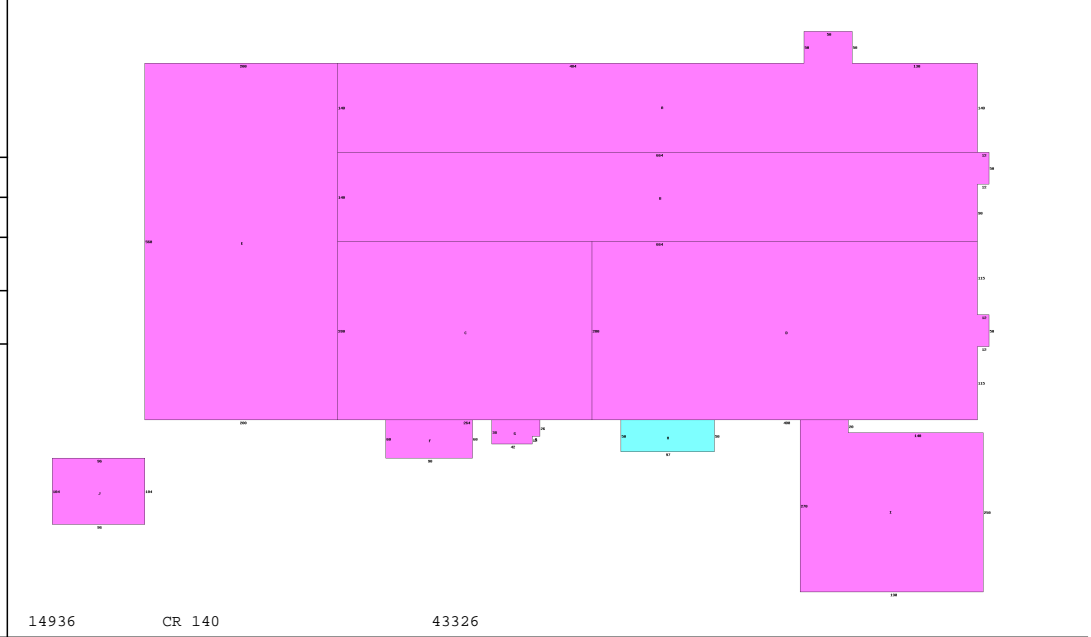
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	330	330	330	330	330
Acres	30.7800	30.7800	30.7800	30.7800	
Land100%	406710	537660	537660	537660	537650
Bldg100%	16099170	16579400	16644060	16708740	16708750
Totl100%	16505890t	17117060t	17181710t	17246400t	17246400t
Cauv100%					
Tax Value:					
Land 35%	142350	188180	188180	188180	188180
Bldg 35%	5634710	5802790	5825420	5848060	5848060
Totl 35%	5777060t	5990970t	6013600t	6036240t	6036240t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	331900.88	323369.74	339576.06	339072.42	
Sp-Asmnt	984.50	984.50	2293.28	2293.28	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
32'	*WHSE	M		95460		a	*MAIN
32'	*MANF	M		93560		b	*MAIN
32'	*WHSE	M		73920		c	*MAIN
32'	*WHSE	M		0	112600	d	*MAIN
32'	*WHSE	M		0	112000	e	*MAIN
20'	*SCRA	M		5400		f	*MAIN
20'	*LOCK	M		1804		g	*MAIN
10'	*OFFI	S		4850		h	OTHER
20'	*SHOP	M		48500		i	*MAIN
20'	*TRKS	M		9984		j	*MAIN

ALL BUILDING SECTIONS HAVE STANDARD PLUMBING  
LOCKER ROOMS AND OFFICE HAVE A/C

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
309	5	2003-06-30	PRECISION STRIP INC	5QC *	0	340060	5183110
Year	Land	Bldg	Total	Net Tax			
2021	142350	5634710	5777060	334247.92			
2020	142350	5634710	5777060	298803.32			

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



Occupancy	0 Vacant Land					
	B 1 2 U A					
	PUB ELECTRIC					
	PUB PAVED ST/RD					
Neighborhood:						
Code:	3600					
Dwl/Gar/NC%	.9700					
Bldg Type						
1 MANF/WHSE						
2 SCRAPBLDG						
3 OFFICE	50X97					
4 WAREHOUSE						
5 WAREHOUSE						
6 LOCKER RM						
7 WHSE/MANF						
8 MANF/WHSE						
9 WAREHOUS						
10 Paving						
11 WAREHOUSE						
12 SHOP						
13 SHOP						
14 SHOP						
15 Paving						
16 Paving						
17 OFFICE	50X78					
18 ENCL ENT	8X14					
19 LOCKER RM	35X52					
20 P	CAN 5X16					
acres/	effective	depth	actual	effective	extended	true
site value	frontage	frontage	depth	rate	value	value
road	25.7300			20000	514600	514600
site value	.4400			5000	23050	23050
	4.6100					

SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
	FtxFt		Rate		Cond	Value	Dpr	Dpr	Value
		56300	40.65	C	1989GD	2288600	.35		1487590
		5400	33.46	C	1997GD	180680	.35		117440
	50X97	4850	58.54	C	1992GD	283920	.35		184550
		73920	37.63	C	1992GD	2781610	.25		2086210
		56000	37.21	C	2008AV	2083760	.15		1771200
		1804	74.46	C	2000GD	134330	.30		94030
		93560	41.09	C	1995GD	3844380	.25		2883290
		56300	40.65	C	1989GD	2288600	.35		1487590
		56000	37.21	C	2008GD	2083760	.15		1771200
		83333	1.00	C	1998AV	83330	.60		33330
		95460	37.21	C	1998GD	3552070	.25		2664050
		48500	31.21	C	2006AV	1513690	.20		1210950
		9984	38.07	C	2006AV	380090	.20		304070
		2288	45.10	C	2013AV	103190	.10		92870
		83333	1.00	C	1998AV	83330	.60		33330
		83333	1.00	C	1998AV	83330	.60		33330
	50X78	3900	91.12	C	2015AV	355370	.10		319830
	8X14	112	45.00	C	2015AV	5040	.10		4540
	35X52	1820	74.46	C	2023AV	135520	.05		128740
	CAN	80	8.00	C	2023AV	640	.05		610
site value	acres/	effective	depth	actual	effective	extended	true		
road	frontage	frontage	depth	rate	rate	value	value		
site value	25.7300			20000		514600	514600		
	.4400			5000		23050	23050		
	4.6100								