

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-170032.0000
JJ11.01

IND
2025

sale

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

2022 FARMERS COMMISSION CO	2008-04-24				
2023 FARMERS COMMISSION CO	2008-04-24				
2024 FARMERS COMMISSION CO	2008-04-24				
2025 FARMERS COMMISSION CO	2008-04-24	10040 10292	10.773A		
S MAIN ST	1WD				
	\$268,750				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	390	390	390	390	390
Acres	10.7730	10.7730	10.7730	10.7730	
Land100%	99570	128000	128000	128000	128000
Bldg100%	4441540	4628710	4628710	4628710	4628700
Totl100%	4541110t	4756710t	4756710t	4756710t	4756700t
Cauv100%					
Tax Value:					
Land 35%	34850	44800	44800	44800	44800
Bldg 35%	1554540	1620050	1620050	1620050	1620050
Totl 35%	1589390t	1664850t	1664850t	1664850t	1664850t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	91312.86	89862.26	94010.78	93519.26	
Sp-Asmnt	920.94	920.94	1158.12	1158.12	

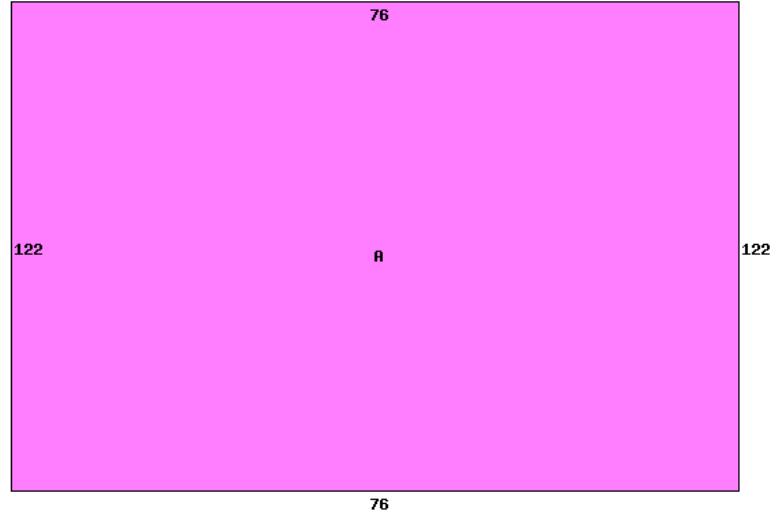
SHB+ 18'	CONS *WHSE	TYPE M	FACT	SQ-FT 9272	VALUE	a	*MAIN
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\$6.5 million construction cost
400 sq ft office 52,200 cu. ft. 66 to peak 159 highest piece of equip.
061700330000 9.768a

Sale# 180	#p 1	sale date 2008-04-24	To FARMERS COMMISSION CO	Type/Invalid? 1WD *	Sale\$ 268750	co:land 0	co:bldg 0
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Year	Land	Bldg	Total	Net Tax
2021	34850	1554540	1589390	91958.60
2020	34850	1554540	1589390	82207.04

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



S MAIN ST

Occupancy 0 Vacant Land
B 1 2 U A
PUB PAVED ST/RD
Neighborhood: Code: 3600
Dwl/Gar/NC% .9700

Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 FERT/STGE			52326	93.14	C	2009AV	4873640	.10		4386280
2 WHAREHSE			9272	29.05	C	2014AV	269350	.10		242420
3 STRG TANK	*PP		0			2014AV	0			0
site value	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value			true value
site value	2.8300				20000		56600			56600
site value	3.1700				15000		47550			47550
site value	4.7730				5000		23850			23850