BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-170032.0000 IND
JJ11.01 2026

sale

2023 FARMERS COMMISSION CO	2008-04-24	
2024 FARMERS COMMISSION CO	2008-04-24	
2025 FARMERS COMMISSION CO	2008-04-24	
2026 FARMERS COMMISSION CO	2008-04-24 10040 10292	10.773A
S MAIN ST	1WD	
	$268,750	

Orig Tax Year 2009
Parent: 06-170004.0000

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	10.7730	10.7730	10.7730	10.7730			
Land100%	128000	128000	128000	128000	128000	153600	153600
Bldg100%	4628710	4628710	4628710	4628710	4628710	5554060	5554060
Totl100%	4756710t	4756710t	4756710t	4756710t	4756710t	5707660t	5707660t
Cauv100%							
Tax Value:							
Land 35%	44800	44800	44800	44800	44800	53760	53760
Bldg 35%	1620050	1620050	1620050	1620050	1620050	1943920	1943920
Totl 35%	1664850t	1664850t	1664850t	1664850t	1664850t	1997680t	1997680t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	89862.26	94010.78	93519.26	93519.26			
Sp-Asmnt	920.94	1158.12	1158.12	1158.12			

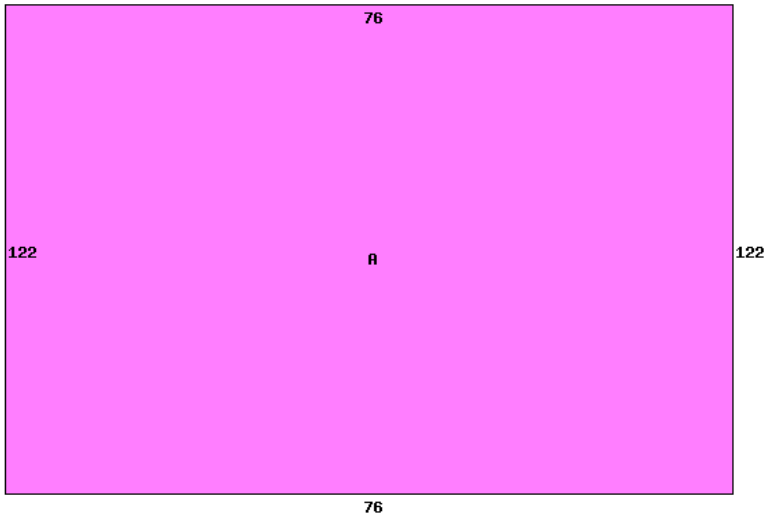
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
18'	*WHSE	M		9272	a	*MAIN

$6.5 million construction cost
400 sq ft office 52,200 cu. ft. 66 to peak 159 heighest piece of equip.
061700330000 9.768a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
180	1	2008-04-24	FARMERS COMMISSION CO	1WD *	268750	0	0

Year	Land	Bldg	Total	Net Tax
2022	34850	1554540	1589390	91312.86
2021	34850	1554540	1589390	91958.60

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



Occupancy 0 Vacant Land

B 1 2 U A

PUB PAVED ST/RD

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
1	FERT/STGE			52326	111.76	C	2009AV	5847950	.10		5263160
2	WHAREHSE			9272	34.86	C	2014AV	323220	.10		290900
3	STRG TANK	*PP		0			2014AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	2.8300				20000		56600	67920
site value	3.1700				15000		47550	57060
site value	4.7730				5000		23850	28620

Call Back: Sign: PSN Date: 2015-11-12 Lister: 06-170032.0000-v082020R