

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-180008.0000
0002.01

COM
2024

sale				Eff Rate:- 57.86 — 57.45 — 53.98 — 56.47 — a/r					
2021 AMERICAN RAIL CENTER	2011-02-01			Tax Year	2021	2022	2023	2024	CAMA
2022 AMERICAN RAIL CENTER	2011-02-01			Prop Cls	499	499	499	499	499
2023 AMERICAN RAIL CENTER	2011-02-01			Acres	40.2670	40.2670	40.2670	40.2670	
2024 SHENANDOAH VALLEY REALT	2023-05-01	10663 ETC	40.267A	Land100%	353030	353030	412710	412710	412700
US 68	1WD			Bldg100%	76000	76000	86260	86260	86250
	\$0			Totl100%	429030t	429030t	498970t	498970t	498950t
				Cauv100%					
				Tax Value:					
	Orig Tax Year	2012		Land 35%	123560	123560	144450	144450	144450
	Parent: 06-180005.0000			Bldg 35%	26600	26600	30190	30190	30190
				Totl 35%	150160t	150160t	174640t	174640t	174630t
				Hmstd35%					
2026 AMERICAN RAIL CENTER IN	2025-01-21			Owner Oc					
US 68	1WD			Hmstd RB					
				Net Tax	8687.92	8626.92	9426.40	9861.58	
				Sp-Asmnt	11.50	15.93	15.93	65.93	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
35	1	2025-01-21	AMERICAN RAIL CENTER INC	1WD *	0	412710	86260
175	1	2023-05-01	SHENANDOAH VALLEY REALTY	1WD *	0	353030	76000
47	1	2011-02-01	AMERICAN RAIL CENTER INC	1WD	402670	0	0
Year	Land	Bldg	Total	Net Tax			
2020	123560	26600	150160	7766.64			
2019	123560	26600	150160	7658.68			
p r o j e c t					ben acres	/ %	factor
333 TAYLOR CREEK #1096 - SCIOTO					XA/2024		
902 MAIN DISTRICT CONSERVANCY					XA/2024		

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US 68

PUB PAVED ST/RD Neighborhood: Code: Dwl/Gar/NC% 3600 .9700	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
	1 Pole Build	1	120X50	6000	11.55	C	2012AV	69300	.15		58910
	2 FENCE			2700	13.50	C	2012AV	36450	.25		27340
	site value	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value		true value	
	site value	1.0000				20000		392700		20000	
		39.2670				10000				392700	