

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-180008.0000  
0002.01

COM  
2025

sale

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

|                              |            |           |         |  |
|------------------------------|------------|-----------|---------|--|
| 2022 AMERICAN RAIL CENTER    | 2011-02-01 |           |         |  |
| 2023 AMERICAN RAIL CENTER    | 2011-02-01 |           |         |  |
| 2024 SHENANDOAH VALLEY REA   | 2023-05-01 |           |         |  |
| 2025 SHENANDOAH VALLEY REALT | 2023-05-01 | 10663 ETC | 40.267A |  |
| US 68                        |            | LWD       |         |  |
|                              | \$0        |           |         |  |

|          |         |         |         |         |         |
|----------|---------|---------|---------|---------|---------|
| Tax Year | 2022    | 2023    | 2024    | 2025    | CAMA    |
| Prop Cls | 499     | 499     | 499     | 499     | 499     |
| Acres    | 40.2670 | 40.2670 | 40.2670 | 40.2670 |         |
| Land100% | 353030  | 412710  | 412710  | 412710  | 412700  |
| Bldg100% | 76000   | 86260   | 86260   | 86260   | 86250   |
| Totl100% | 429030t | 498970t | 498970t | 498970t | 498950t |
| Cauvl00% |         |         |         |         |         |

|                              |               |                |  |  |
|------------------------------|---------------|----------------|--|--|
|                              | Orig Tax Year | 2012           |  |  |
|                              | Parent:       | 06-180005.0000 |  |  |
| 2026 AMERICAN RAIL CENTER IN | 2025-01-21    |                |  |  |
| US 68                        | LWD           |                |  |  |

|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Tax Value: |         |         |         |         |         |
| Land 35%   | 123560  | 144450  | 144450  | 144450  | 144450  |
| Bldg 35%   | 26600   | 30190   | 30190   | 30190   | 30190   |
| Totl 35%   | 150160t | 174640t | 174640t | 174640t | 174630t |
| Hmstd35%   |         |         |         |         |         |
| Owner Oc   |         |         |         |         |         |
| Hmstd RB   |         |         |         |         |         |
| Net Tax    | 8626.92 | 9426.40 | 9861.58 | 9810.00 |         |
| Sp-Asmnt   | 15.93   | 15.93   | 65.93   | 65.93   |         |

| Sale# | #p | sale date  | To                       | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 35    | 1  | 2025-01-21 | AMERICAN RAIL CENTER INC | LWD *         | 0      | 412710  | 86260   |
| 175   | 1  | 2023-05-01 | SHENANDOAH VALLEY REALTY | LWD *         | 0      | 353030  | 76000   |
| 47    | 1  | 2011-02-01 | AMERICAN RAIL CENTER INC | LWD           | 402670 | 0       | 0       |

| Year | Land   | Bldg  | Total  | Net Tax |
|------|--------|-------|--------|---------|
| 2021 | 123560 | 26600 | 150160 | 8687.92 |
| 2020 | 123560 | 26600 | 150160 | 7766.64 |

Project  
333 TAYLOR CREEK #1096 - SCIOTO XA/2025  
902 MAIN DISTRICT CONSERVANCY XA/2025

ben acres / % factor



US 68

|                 |       |
|-----------------|-------|
| PUB PAVED ST/RD |       |
| Neighborhood:   |       |
| Code:           | 3600  |
| Dwl/Gar/NC%     | .9700 |

| Bldg Type    | SHB+Cons | DixHt     | Unit  | Blt/Renov | Replace   | Phy      | Fnc    | True  |
|--------------|----------|-----------|-------|-----------|-----------|----------|--------|-------|
| 1 Pole Build | 1        | 120X50    | 6000  | 11.55     | C         | 2012AV   | 69300  | .15   |
| 2 FENCE      |          | 2700      | 13.50 | C         | 2012AV    | 36450    | .25    | 58910 |
|              |          |           |       |           |           |          |        | 27340 |
| site value   | acres/   | effective | depth | actual    | effective | extended | true   |       |
|              | frontage | frontage  | depth | rate      | rate      | value    | value  |       |
| site value   | 1.0000   |           |       | 20000     |           | 20000    | 20000  |       |
| site value   | 39.2670  |           |       | 10000     |           | 392700   | 392700 |       |

Call Back: Sign: PSN Date: 2016-01-27 Lister: 06-180008.0000-v082020R