BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-180008.0000 COM
OO02.01 2026

sale

2023 AMERICAN RAIL CENTER	2011-02-01	
2024 SHENANDOAH VALLEY REA	2023-05-01	
2025 SHENANDOAH VALLEY REA	2023-05-01	
2026 SHENANDOAH VALLEY REALT	2023-05-01 10663 ETC	40.267A
US 68	1WD	
	$0	

Orig Tax Year 2012
Parent: 06-180005.0000

2027 AMERICAN RAIL CENTER IN	2025-01-21	
US 68	1WD	

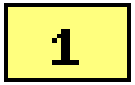
Eff Rate: 53.98 56.47 56.17 56.17 a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	499	499	499	499	499	499	499
Acres	40.2670	40.2670	40.2670	40.2670			
Land100%	412710	412710	412710	412710	412710	495230	495240
Bldg100%	86260	86260	86260	86260	86260	103510	103500
Totl100%	498970t	498970t	498970t	498970t	498970t	598740t	598740t
Cauv100%							
Tax Value:							
Land 35%	144450	144450	144450	144450	144450	173330	173330
Bldg 35%	30190	30190	30190	30190	30190	36230	36230
Totl 35%	174640t	174640t	174640t	174640t	174640t	209560t	209560t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	9426.40	9861.58	9810.00	9810.00			
Sp-Asmnt	15.93	65.93	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	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
2022	123560	26600	150160	8626.92
2021	123560	26600	150160	8687.92

project		ben acres	/ %	factor
333 TAYLOR CREEK #1096 - SCIOTO	XA/2025			
902 MAIN DISTRICT CONSERVANCY	XA/2025			



US 68

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	Pole Build	1	120X50	6000	13.86	C	2012AV	69300	.15		70690
2	FENCE			2700	16.20	C	2012AV	36450	.25		32810

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000				20000		20000	24000
site value	39.2670				10000		392700	471240

Call Back: Sign: PSN Date: 2016-01-27 Lister: