

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-180008.0000
0002.01

COM
2025

2022 AMERICAN RAIL CENTER		2011-02-01	Tax Year		2022	2023	2024	2025	CAMA
2023 AMERICAN RAIL CENTER		2011-02-01	Prop Cls		499	499	499	499	499
2024 SHENANDOAH VALLEY REA		2023-05-01	Acres		40.2670	40.2670	40.2670	40.2670	
2025 SHENANDOAH VALLEY REALT		2023-05-01	10663 ETC	40.267A	Land100%	353030	412710	412710	412700
US 68		1WD			Bldg100%	76000	86260	86260	86250
		\$0			Totl100%	429030t	498970t	498970t	498950t
					Cauv100%				
		Orig Tax Year	2012		Tax Value:				
		Parent:	06-180005.0000		Land 35%	123560	144450	144450	144450
					Bldg 35%	26600	30190	30190	30190
					Totl 35%	150160t	174640t	174640t	174630t
					Hmstd35%				
					Owner 0c				
					Hmstd RB				
					Net Tax	8626.92	9426.40	9861.58	9810.00
					Sp-Asmnt	15.93	15.93	65.93	65.93
2026 AMERICAN RAIL CENTER IN		2025-01-21							
US 68		1WD							

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			
2021	123560	26600	150160	8687.92			
2020	123560	26600	150160	7766.64			
p r o j e c t					ben acres	/ %	factor
333 TAYLOR CREEK #1096 - SCIOTO					XA/2025		
902 MAIN DISTRICT CONSERVANCY					XA/2025		

1

US 68

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