

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	58910
2 FENCE		2700	13.50	C	2012AV	36450	.25	27340	
site value	acres/	effective	depth	actual	effective	extended	true		
site value	frontage	frontage	depth	rate	rate	value	value		
	1.0000			20000		20000	20000		
	39.2670			10000		392700	392700		

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