PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-310029.0000 COM
B36 2026

sale

2023 MORTON BUILDINGS INC	1990-07-03	
2024 MORTON BUILDINGS INC	1990-07-03	
2025 MORTON BUILDINGS INC	1990-07-03	
2026 MORTON BUILDINGS INC	1990-07-03	PT NE1/4 S31 3.17A
12751 SR 309	2WD	
	$15,000	
KENTON OH 43326		

Eff Rate: – 53.14 — 55.63 — 55.33 — 55.33 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	447	447	447	447	447	447	447
Acres	3.1700	3.1700	3.1700	3.1700			
Land100%	27310	27310	27310	27310	27310	32770	32760
Bldg100%	168710	168710	168710	168710	168710	202430	202440
Totl100%	196030t	196030t	196030t	196030t	196030t	235200t	235200t
Cauv100%							
Tax Value:							
Land 35%	9560	9560	9560	9560	9560	11470	11470
Bldg 35%	59050	59050	59050	59050	59050	70850	70850
Totl 35%	68610t	68610t	68610t	68610t	68610t	82320t	82320t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	3645.82	3816.64	3796.36	3796.36			
Sp-Asmnt	246.67	265.06	268.06	268.06			

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
523	2	1990-07-03		2WD	15000	2910	0

Year	Land	Bldg	Total	Net Tax
2022	6150	63540	69690	3934.02
2021	6150	63540	69690	3961.48

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
235 KELLOGG #983 - BLANCHARD	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			

1

12751 SR 309 43326

PUB ELECTRIC
PRIV WATER
PRIV SEWER
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	OFFICE			4116	85.24	C	1990AV	292400	.45		192980
2	Paving			21000	1.80	C	1990FR	31500	.75		9460

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000				18000		18000	21600
road	.3100							
site value	1.8600				5000		9300	11160

Call Back: Sign: PSN Date: 2015-11-13 Lister: 33-310029.0000-v082020R