

PLEASANT TWP  
NORTHERN SD

00340

Hardin County, Ohio  
Michael T. Bacon, Auditor

34-050017.0000  
J42

IND  
2025

sale

Eff Rate:- 50.11 — 47.15 — 49.47 — 49.38 — a/r

2022 SCIOTO SIGN COMPANY I  
2023 SCIOTO SIGN COMPANY I  
2024 SCIOTO SIGN COMPANY I  
2025 SCIOTO SIGN COMPANY INC  
13264 SR 701  
PT NW 1/4 NW 1/4 5 5.75A  
\$0 SEE PCL 34-050017.0001  
KENTON OH 43326

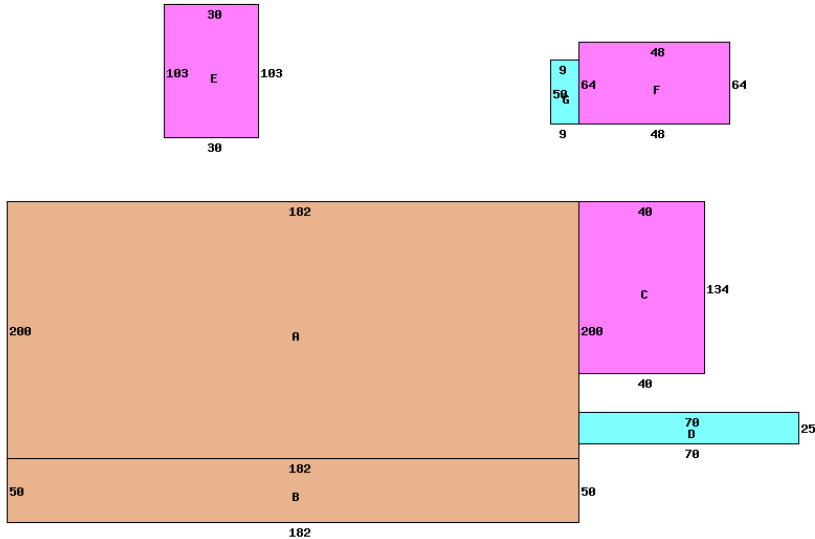
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	340	340	340	340	340
Acres	5.7500	5.7500	5.7500	5.7500	
Land100%	38310	59170	59170	59170	59170
Bldg100%	777830	818260	818260	818260	818260
Totl100%	816140t	877430t	877430t	877430t	877430t
Cauv100%					
Tax Value:					
Land 35%	13410	20710	20710	20710	20710
Bldg 35%	272240	286390	286390	286390	286390
Totl 35%	285650t	307100t	307100t	307100t	307100t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	14312.86	14478.68	15194.40	15163.56	
Sp-Asmnt	735.60	752.20	748.20	757.50	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
17'	*MANF	C		36400		a OTHER
12'	*OFFI	C		9100		b OTHER
16'	*MANF	M		5360		c *MAIN
16'	*STRG	M		3090		d *MAIN
14'	*STRG	M		3072		e *MAIN

MANUFACTURING & OFFICE HAS STANDARD PLUMBING, OFFICE HAS A/C

Year	Land	Bldg	Total	Net Tax
2021	13410	272240	285650	14308.84
2020	13410	272240	285650	14356.30

project	ben acres	/	%	factor
131 BLANCHARD RIVER MAINT				XA/2025
235 KELLOGG #983 - BLANCHARD				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
286 DEARDORFF #1024 - BLANCHARD				XA/2025



13264 SR 701 43326

Occupancy 0 Vacant Land

B 1 2 U A

PUB ELECTRIC  
PRIV WATER  
PRIV SEWER  
PUB PAVED ST/RD

Neighborhood:  
Code: 3300  
Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt	Rate	Rate		Cond	Value	Dpr	Dpr	Value
1 OFF/MFG		45500	34.00	C	1972AV	1547000	.60			618800
2 STOR WHSE		64X48	3072	21.84	C	1972AV	67090	.50		33550
3 STOR WHSE	1	103X30	3090	23.94	C	1978AV	73980	.45		40690
4 STOR WHSE	1	134X40	5360	29.49	C	1992AV	158070	.35		102750
5 Paving		7500	1.50	C	1972AV	11250	.80			2250
6 Paving		33700	1.50	C	1997AV	50550	.60			20220
site value		acres/	effective	depth	actual	effective	extended			true
site value		frontage	frontage	depth	rate	rate	value			value
		2.3400	18000		42120		42120			42120
		3.4100	5000		17050		17050			17050

Call Back: Sign: PSN Date: 2015-11-30 Lister: 34-050017.0000-v082020R