PLEASANT TWP
NORTHERN SD 00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-050017.0000 IND
J42 2026

sale

2023 SCIOTO SIGN COMPANY I
2024 SCIOTO SIGN COMPANY I
2025 SCIOTO SIGN COMPANY I
2026 SCIOTO SIGN COMPANY INC PT NW 1/4 NW 1/4 5 5.75A
13264 SR 701
$0 SEE PCL 34-050017.0001
KENTON OH 43326

Eff Rate:- 47.15 49.47 49.37 49.38 a/r

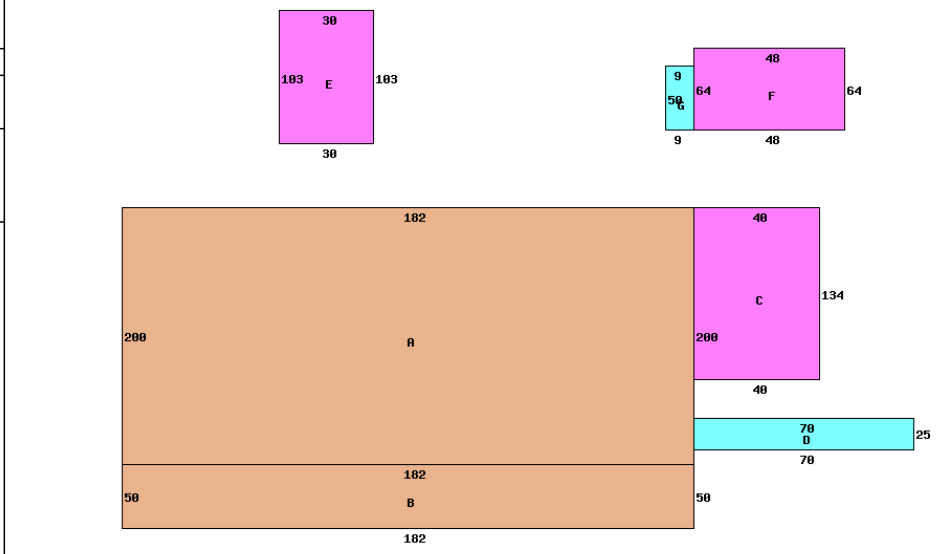
	2023	2024	2025	2026	2026	2027	CAMA
Tax Year							
Prop Cls	340	340	340	340	340	340	340
Acres	5.7500	5.7500	5.7500	5.7500			
Land100%	59170	59170	59170	59170	59170	71000	71000
Bldg100%	818260	818260	818260	818260	818260	981860	981850
Totl100%	877430t	877430t	877430t	877430t	877430t	1052860t	1052850t
Cauv100%							
Tax Value:							
Land 35%	20710	20710	20710	20710	20710	24850	24850
Bldg 35%	286390	286390	286390	286390	286390	343650	343650
Totl 35%	307100t	307100t	307100t	307100t	307100t	368500t	368500t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	14478.68	15194.40	15163.56	15163.56			
Sp-Asmnt	752.20	748.20	757.50	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
2022	13410	272240	285650	14312.86
2021	13410	272240	285650	14308.84

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: 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	OFF/MFG			45500	40.80	C	1972AV	1856400	.60		742560
2	STOR WHSE		64X48	3072	26.20	C	1972AV	80490	.50		40250
3	STOR WHSE	1	103X30	3090	28.72	C	1978AV	88750	.45		48810
4	STOR WHSE	1	134X40	5360	35.38	C	1992AV	189640	.35		123270
5	Paving			7500	1.80	C	1972AV	13500	.80		2700
6	Paving			33700	1.80	C	1997AV	60660	.60		24260

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	2.3400				18000		42120	50540
site value	3.4100				5000		17050	20460

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