BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-100032.0000 IND
J41 2024

sale

2021	SEKISUI PLASTICS USA	2014-09-08
2022	SEKISUI PLASTICS USA	2014-09-08
2023	SEKISUI PLASTICS USA	2014-09-08
2024	SEKISUI PLASTICS USA IN	2014-09-08 10047 ETC 9.811A
	13950 US 68	1WD
		$2,240,000
	KENTON OH 43326	

Eff Rate: – 56.72 — 56.33 — 52.87 — 55.36 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	340	340	340	340	340
Acres	9.8110	9.8110	9.8110	9.8110	
Land100%	124140	124140	124140	124140	124130
Bldg100%	1963740	1963740	1963740	1963740	1963740
Totl100%	2087890t	2087890t	2087890t	2087890t	2087870t
Cauv100%					
Tax Value:					
Land 35%	43450	43450	43450	43450	43450
Bldg 35%	687310	687310	687310	687310	687310
Totl 35%	730760t	730760t	730760t	730760t	730750t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	41451.46	41164.66	38634.12	40453.28	
Sp-Asmnt	768.72	771.72	771.72	924.47	

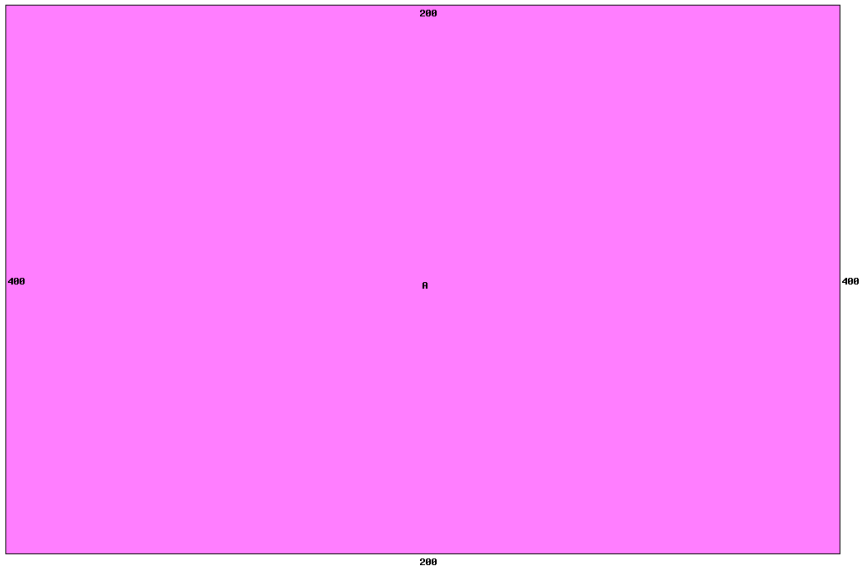
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
	*MANF	M		80000	a	*MAIN

OFFICE IS 7500 SQ FT WITH STANDARD PLUMBING & A/C
MANUFACTURING IS 72,500 SQ FT WITH STANDARD PLUMBING

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
383	1	2014-09-08	SEKISUI PLASTICS USA INC	1WD		2240000	53060	2079140
371	1	2012-08-31	MCCULLOUGH PROPERTIES LLC	1WD	*	0	53060	477890
19	1	2002-01-11	KINNEAR & MCCULLOUGH LLC	1WD		120000	68710	0
609	2	1999-10-07	R G BUCK INC	2WD		280000	24510	0
462	1	1993-06-03	MCCULLOUGH STEPHEN	1WD	*	510000	0	920000
246	1	1993-04-06	MCCULLOUGH STEPHEN	1WD	*	365000	0	920000
245	1	1993-04-06	MCCULLOUGH STEPHEN	1WD	*	260000	0	920000
158	1	1993-03-05	MCCULLOUGH STEPHEN	1QC	*	0	0	920000

Year	Land	Bldg	Total	Net Tax
2020	43450	682920	726370	36745.24
2019	43450	682920	726370	36222.44

p r o j e c t		ben acres / % factor
902 MAIN DISTRICT CONSERVANCY	XA/2024	
333 TAYLOR CREEK #1096 - SCIOTO	XA/2024	
500 HARDIN COUNTY LANDFILL	XA/2024	



13950 US 68 43326

Occupancy 0 Vacant Land

B 1 2 U A

Neighborhood:
Code: 400
Dwl/Gar/NC% 1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MFG/OFF	1MTL		80000	29.43	C	2002AV	2354400	.20		1883520
2	Paving			52676	1.25	C	2002AV	65850	.40		39510
3	TRUCKWELL			3250	8.00	C	2002AV	26000	.20		20800
4	FENCE			1000	13.40	C	2002AV	13400	.45		7370
5	PUMP HOUSE		20X22	440	30.00	C	2020AV	13200	.05		12540

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	3.6710				15000		55050	55050
site value	6.1400				11250		69080	69080

Call Back: Sign: PSN Date: 2015-07-15 Lister: 04-100032.0000-v082020R