

BUCK TWP
KENTON SD

00040

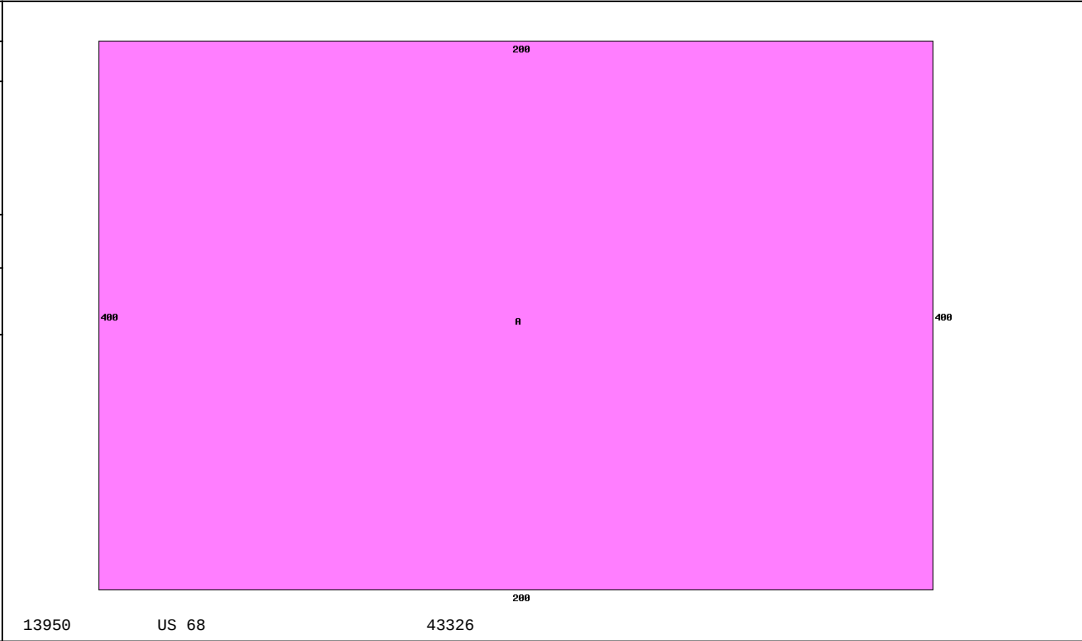
Hardin County, Ohio
Michael T. Bacon, Auditor

04-100032.0000
J41

IND
2025

Sale				Eff Rate:- 56.33 — 52.87 — 55.36 — 55.36 — a/r					
2022	SEKISUI	PLASTICS	USA	2014-09-08					
2023	SEKISUI	PLASTICS	USA	2014-09-08					CAMA
2024	SEKISUI	PLASTICS	USA	2014-09-08					340
2025	SEKISUI	PLASTICS	USA IN	2014-09-08	10047 ETC	9.811A			
	13950	US 68		1WD					
	KENTON	OH 43326		\$2,240,000					
					Tax Value:				
					Land 35%	43450	43450	43450	43450
					Bldg 35%	687310	687310	687310	687310
					Totl 35%	730760t	730760t	730760t	730750t
					Hmstd35%				
					Owner 0c				
					Hmstd RB				
					Net Tax	41164.66	38634.12	40453.28	
					Sp-Asmnt	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				
2021	43450	687310	730760	41451.46				
2020	43450	682920	726370	36745.24				
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			



Occupancy 0 Vacant Land				Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
B 1 2 U A				1 MFG/OFF	1MTL	FtxFt	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
				Neighborhood:											
				Code:											
				Dwl/Gar/NC%											
				400											
				1.2500											
				acres/		effective	depth	depth	actual	effective	extended	true			
				frontage		frontage	factor	factor	rate	rate	value	value			
				site value		3.6710			15000		55050	55050			
				site value		6.1400			11250		69080	69080			
				Call Back:		Sign: PSN	Date: 2015-07-15	Lister:							