

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-100032.0000
J41

IND
2023

sale

Eff Rate:- 50.59 — 56.72 — 56.33 — 52.87 — a/r

2020 SEKISUI PLASTICS USA	2014-09-08			
2021 SEKISUI PLASTICS USA	2014-09-08			
2022 SEKISUI PLASTICS USA	2014-09-08			
2023 SEKISUI PLASTICS USA IN	2014-09-08	10047 ETC	9.811A	
13950 US 68	lwd			
	\$2,240,000			
KENTON OH 43326		12.0-05-10-032		

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	340	340	340	340	340
Acres	9.8110	9.8110	9.8110	9.8110	
Land100%	124140	124140	124140	124140	124130
Bldg100%	1951200	1963740	1963740	1963740	1963740
Totl100%	2075340t	2087890t	2087890t	2087890t	2087870t
Cauvl00%					
Tax Value:					
Land 35%	43450	43450	43450	43450	43450
Bldg 35%	682920	687310	687310	687310	687310
Totl 35%	726370t	730760t	730760t	730760t	730750t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	36745.24	41451.46	41164.66	38634.12	
Sp-Asmnt	768.72	768.72	771.72	771.72	

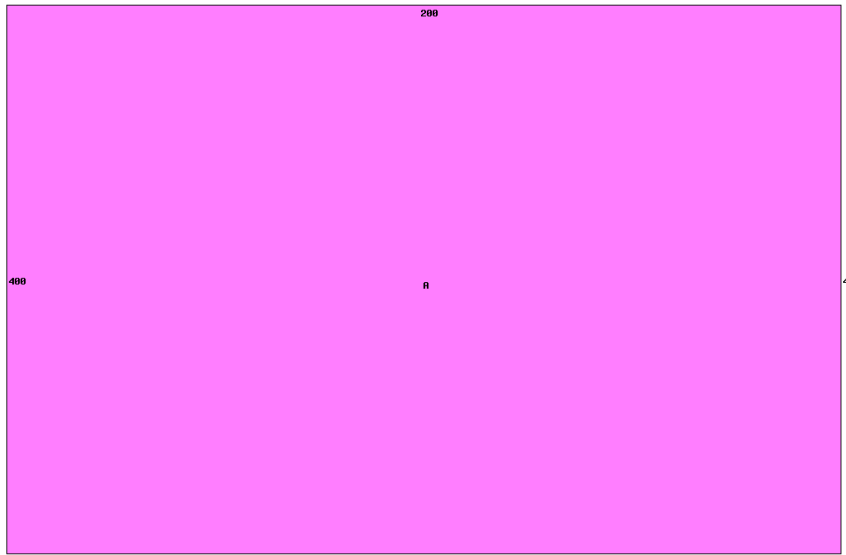
SHB+ CONS TYPE FACT SQ-FT VALUE
*MANF M 80000 a *MAIN

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	LWD	2240000	53060	2079140
371	1	2012-08-31	MCCULLOUGH PROPERTIES LLC	LWD *	0	53060	477890
19	1	2002-01-11	KINNEAR & MCCULLOUGH LLC	LWD	120000	68710	0
609	2	1999-10-07	R G BUCK INC	2WD	280000	24510	0
462	1	1993-06-03	MCCULLOUGH STEPHEN	LWD *	510000	0	920000
246	1	1993-04-06	MCCULLOUGH STEPHEN	LWD *	365000	0	920000
245	1	1993-04-06	MCCULLOUGH STEPHEN	LWD *	260000	0	920000
158	1	1993-03-05	MCCULLOUGH STEPHEN	1QC *	0	0	920000

Year	Land	Bldg	Total	Net Tax
2019	43450	682920	726370	36222.44
2018	43450	682920	726370	36295.30

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2023
333 TAYLOR CREEK #1096 - SCIOTO			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2023



13950 US 68 43326

Occupancy 0 Vacant Land
B 1 2 U A
Neighborhood: 400
Code: 400
Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt		Rate		Cond	Value	Dpr	Dpr	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
site value		acres/ frontage	effective frontage	depth	actual rate	effective rate	extended value			true value
site value		3.6710	6.1400		15000	11250	55050			55050
							69080			69080

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