

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 — 55.06 — a/r

2022 SEKISUI PLASTICS USA	2014-09-08			
2023 SEKISUI PLASTICS USA	2014-09-08			
2024 SEKISUI PLASTICS USA	2014-09-08			
2025 SEKISUI PLASTICS USA IN	2014-09-08	10047 ETC	9.811A	
13950 US 68	LWD			
KENTON OH 43326	\$2,240,000			

Tax Year	2022	2023	2024	2025	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
Cauvl00%					
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	41164.66	38634.12	40453.28	40236.88	
Sp-Asmnt	771.72	771.72	924.47	924.47	

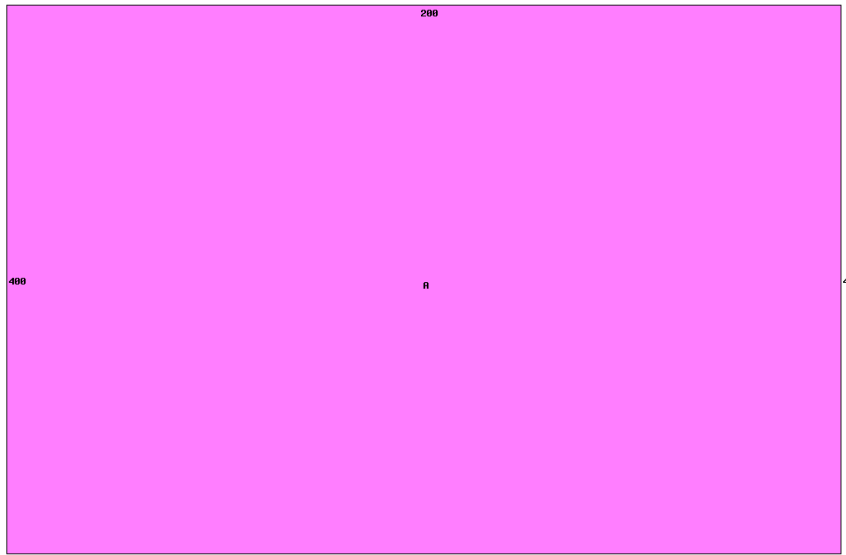
SHB+ CONS TYPE FACT SQ-FT VALUE  
\*MANF M 80000 a \*MAIN

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:blgd
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
2021	43450	687310	730760	41451.46
2020	43450	682920	726370	36745.24

project  
902 MAIN DISTRICT CONSERVANCY XA/2025  
333 TAYLOR CREEK #1096 - SCIOTO XA/2025  
500 HARDIN COUNTY LANDFILL XA/2025



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	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt				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
6 POND	*		0		2020	0				0

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