

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-100032.0000
J41

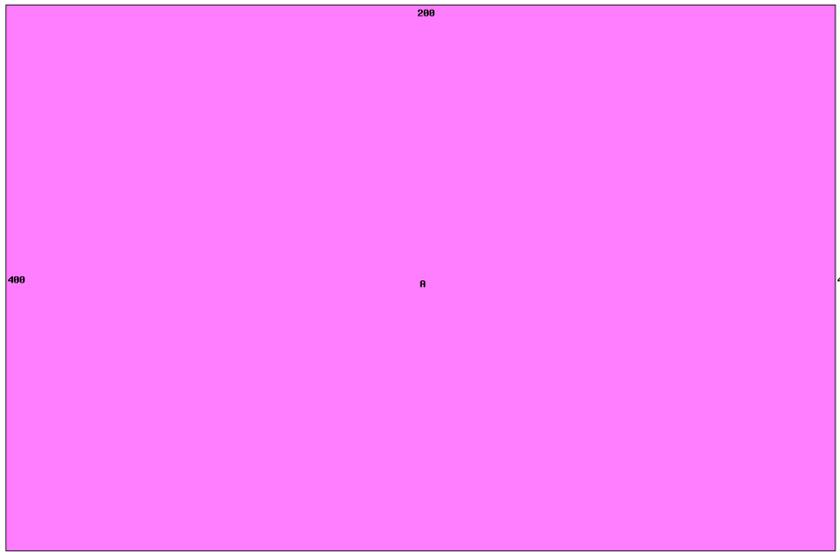
IND
2025

sale

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			

Eff Rate:-	56.33	52.87	55.36	55.06	a/r
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: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 lqc *			0	0	920000
Year Land Bldg Total Net Tax					
2021 43450 687310 730760 41451.46					
2020 43450 682920 726370 36745.24					
project			ben acres	/ %	factor
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:	400
Code:	400
Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 MFG/OFF	1MTL	FtxFt	Area	Rate	Grade	Cond	Value	Dpr Dpr	
2 Paving		80000	29.43	C	2002AV	2354400	.20	1883520	
3 TRUCKWELL		52676	1.25	C	2002AV	65850	.40	39510	
4 FENCE		3250	8.00	C	2002AV	26000	.20	20800	
5 PUMP HOUSE		1000	13.40	C	2002AV	13400	.45	7370	
		20X22	440	30.00	C	2020AV	13200	.05	12540
site value	acres/	effective	depth	actual	effective	extended	true		
site value	frontage	frontage	depth	rate	rate	value	value		
	3.6710			15000		55050	55050		
	6.1400			11250		69080	69080		

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