BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-100032.0000 IND
J41 2026

sale

2023	SEKISUI PLASTICS USA	2014-09-08
2024	SEKISUI PLASTICS USA	2014-09-08
2025	SEKISUI PLASTICS USA	2014-09-08
2026	SEKISUI PLASTICS USA IN	2014-09-08 10047 ETC 9.811A
	13950 US 68	1WD
		$2,240,000
	KENTON OH 43326	

Eff Rate: – 52.87 — 55.36 — 55.06 — 55.06 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	340	340	340	340	340	340	340
Acres	9.8110	9.8110	9.8110	9.8110			
Land100%	124140	124140	124140	124140	124140	148970	148960
Bldg100%	1963740	1963740	1963740	1963740	1963740	2356110	2356100
Totl100%	2087890t	2087890t	2087890t	2087890t	2087890t	2505090t	2505060t
Cauv100%							
Tax Value:							
Land 35%	43450	43450	43450	43450	43450	52140	52140
Bldg 35%	687310	687310	687310	687310	687310	824640	824640
Totl 35%	730760t	730760t	730760t	730760t	730760t	876780t	876770t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	38634.12	40453.28	40236.88	40236.88			
Sp-Asmnt	771.72	924.47	924.47	924.47			

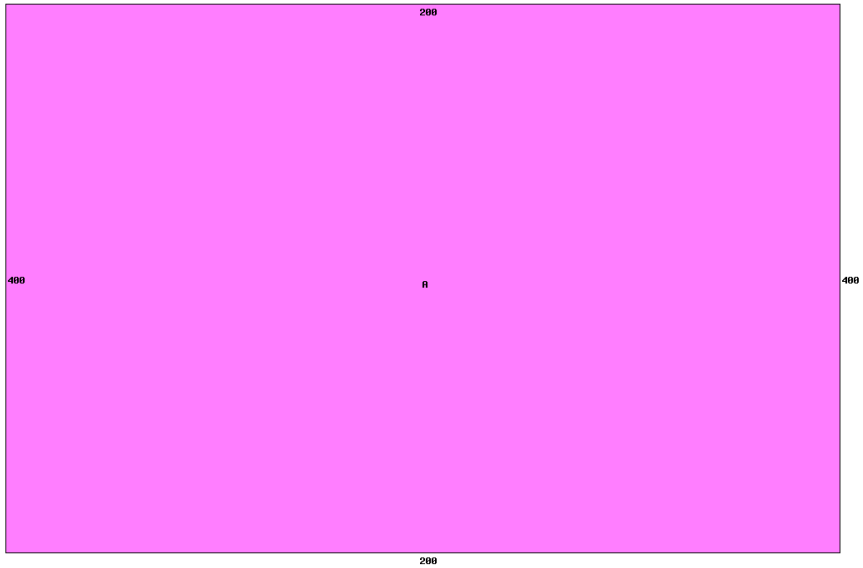
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
	*MANF	M		80000	a	*MAIN

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	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
2022	43450	687310	730760	41164.66
2021	43450	687310	730760	41451.46

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:	
Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	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	35.31	C	2002AV	2824800	.20		2259840
2	Paving			52676	1.50	C	2002AV	79010	.40		47410
3	TRUCKWELL			3250	9.60	C	2002AV	31200	.20		24960
4	FENCE			1000	16.08	C	2002AV	16080	.45		8840
5	PUMP HOUSE		20X22	440	36.00	C	2020AV	15840	.05		15050
6	POND	*		0			2020	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	3.6710				15000		55050	66060
site value	6.1400				11250		69080	82900

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