

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-070015.0000
DD09

IND
2025

sale

Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r

2022 GRAPHIC PACKAGING INT	2018-01-04			
2023 GRAPHIC PACKAGING INT	2018-01-04			
2024 GRAPHIC PACKAGING INT	2018-01-04			
2025 GRAPHIC PACKAGING INTER	2018-01-04	CHAMPION 2ND 1-19 CLEMENT		
808 FONTAINE ST	3WD	S 1-5 GS OL 58 FT HOWARDS		
KENTON OH 43326	\$6,470,000	1-4		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	340	340	340	340	340
Acres	6.2900	6.2900	6.2900	6.2900	
Land100%	94340	125800	125800	125800	125800
Bldg100%	2009230	2155830	2155830	2155830	2155840
Totl100%	2103570t	2281630t	2281630t	2281630t	2281640t
Cauvl00%					
Tax Value:					
Land 35%	33020	44030	44030	44030	44030
Bldg 35%	703230	754540	754540	754540	754540
Totl 35%	736250t	798570t	798570t	798570t	798570t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	42298.68	43103.76	45093.66	44857.90	
Sp-Asmnt	2660.32	2660.32	968.20	968.20	

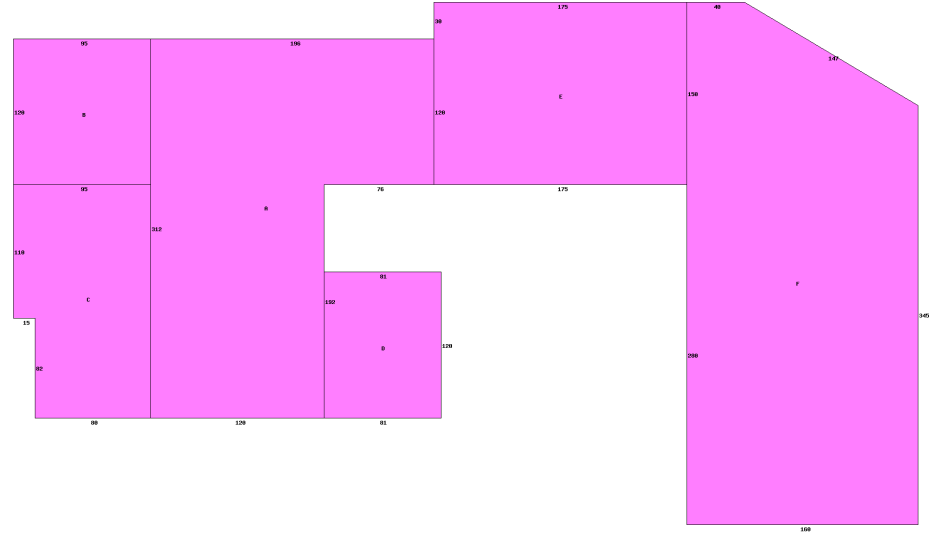
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
18'	*MANF	M		46560		a *MAIN
18'	*WHSE	M		11400		b *MAIN
12'	*WHSE	M		17010		c *MAIN
18'	*OFFI	M		9720		d *MAIN
20'	*WHSE	M		26250		e *MAIN
20'	*WHSE	M		63700		f *MAIN

#: 6-10, 16-39 AND 12.1-14-001-5 AND 1
 ALL BUILDINGS HAVE HEAT & STANDARD PLUMBING
 HALF OF OFFICE IS A/C
 060700060000 -010
 060700160000 -039
 061400010000 -005
 061500540000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
5	3	2018-01-04	GRAPHIC PACKAGING INTERNA	3WD	6470000	94340	2009230

Year	Land	Bldg	Total	Net Tax
2021	33020	703230	736250	42597.80
2020	33020	703230	736250	38080.60

Project
 902 MAIN DISTRICT CONSERVANCY XA/2025
 500 HARDIN COUNTY LANDFILL XA/2025



808 FONTAINE ST 43326

Occupancy 9 Outbuildings
B 1 2 U A
Neighborhood: Code: 3600
Dwl/Gar/NC% .9700

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 OFC/MANF	1STR	46560	26.54	C	1970AV	1235700	.60	.25	370710	
2 WHSE		17010	20.33	C	1975AV	345810	.45	.25	142650	
3 OFFICE		9720	56.33	C	1975AV	547530	.55	.25	184790	
4 WHSE		26250	26.86	C	1978AV	705080	.45	.25	290850	
5 WHSE		63700	25.21	C	1985AV	1605880	.15	.25	1023750	
6 Paving		45000	1.50	C	1970AV	67500	.80		13500	
7 WHSE		11400	26.15	C	1975AV	298110	.45	.25	122970	
8 LOADDOCK		2440	12.00	C	1970AV	29280	.80		5860	
9 FENCE 6'		280	13.50	C	1970AV	3780	.80		760	
site value	acres/ frontage	effective	depth	depth	actual	effective	extended	true		
	6.2900	frontage	depth	factor	rate	rate	value	value		
					20000		125800	125800		

Call Back: Sign: PSN Date: 2015-02-17 Lister: 06-070015.0000-v082020R