BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-070015.0000 IND
DD09 2026

sale

2023 GRAPHIC PACKAGING INT	2018-01-04	
2024 GRAPHIC PACKAGING INT	2018-01-04	
2025 GRAPHIC PACKAGING INT	2018-01-04	
2026 GRAPHIC PACKAGING INTER	2018-01-04	CHAMPION 2ND 1-19 CLEMENT
808 FONTAINE ST	3WD	S 1-5 GS OL 58 PT HOWARDS
	$6,470,000	1-4
KENTON OH 43326		

Eff Rate: – 53.98 — 56.47 — 56.17 — 56.17 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	340	340	340	340	340	340	340
Acres	6.2900	6.2900	6.2900	6.2900			
Land100%	125800	125800	125800	125800	125800	150970	150960
Bldg100%	2155830	2155830	2155830	2155830	2155830	2586710	2586710
Totl100%	2281630t	2281630t	2281630t	2281630t	2281630t	2737690t	2737670t
Cauv100%							
Tax Value:							
Land 35%	44030	44030	44030	44030	44030	52840	52840
Bldg 35%	754540	754540	754540	754540	754540	905350	905350
Totl 35%	798570t	798570t	798570t	798570t	798570t	958190t	958180t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	43103.76	45093.66	44857.90	44857.90			
Sp-Asmnt	2660.32	968.20	968.20	968.20			

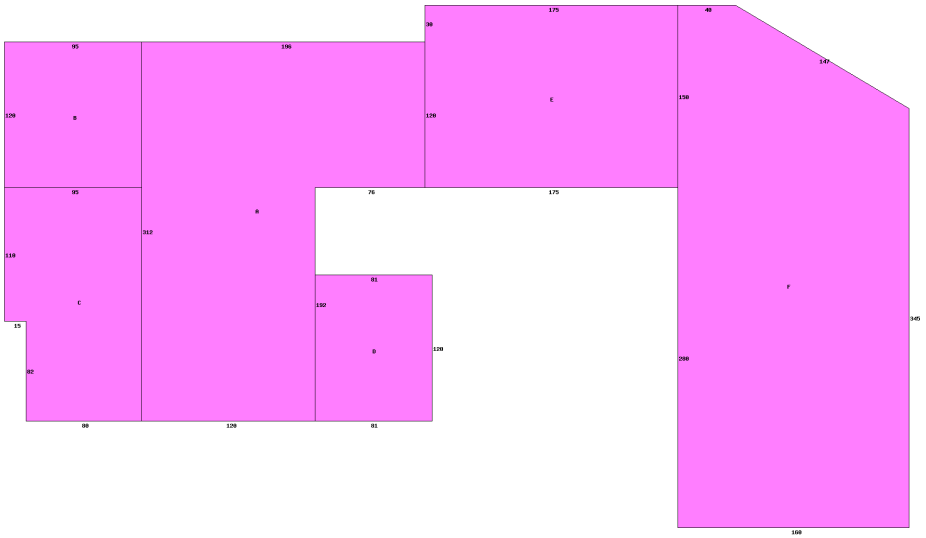
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
18'	*MANF	M		46560		a	*MAIN
18'	*WHSE	M		11400		b	*MAIN
12'	*WHSE	M		17010		c	*MAIN
18'	*OFFI	M		9720		d	*MAIN
20'	*WHSE	M		26250		e	*MAIN
20'	*WHSE	M		63700		f	*MAIN

#: 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:bldg
5	3	2018-01-04	GRAPHIC PACKAGING INTERNA	3WD	6470000	94340	2009230

Year	Land	Bldg	Total	Net Tax
2022	33020	703230	736250	42298.68
2021	33020	703230	736250	42597.80

project		ben acres	/ %	factor
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: 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	OFC/MANF	1STR		46560	31.84	C	1970AV	1482470	.60	.25	444740
2	WHSE			17010	24.39	C	1975AV	414870	.45	.25	171130
3	OFFICE			9720	67.59	C	1975AV	656980	.55	.25	221730
4	WHSE			26250	32.23	C	1978AV	846040	.45	.25	348990
5	WHSE			63700	30.25	C	1985AV	1926930	.15	.25	1228420
6	Paving			45000	1.80	C	1970AV	81000	.80		16200
7	WHSE			11400	31.38	C	1975AV	357730	.45	.25	147560
8	LOADDOCK			2440	14.40	C	1970AV	35140	.80		7030
9	FENCE 6'			280	16.20	C	1970AV	4540	.80		910

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	6.2900				20000		125800	150960

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