

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-130087.0000
JJ20

IND
2023

sale

Eff Rate:- 51.72 — 57.86 — 57.45 — 53.98 — a/r

2020 GRAPHIC PACKAGING INT	2018-01-04
2021 GRAPHIC PACKAGING INT	2018-01-04
2022 GRAPHIC PACKAGING INT	2018-01-04
2023 GRAPHIC PACKAGING INTER	2018-01-04 KENTON LANDS 54.63A
1300 S MAIN ST	1WD
KENTON OH 43326	\$33,010,000
	12.1-05-13-087

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	340	340	340	340	340
Acres	54.6300	54.6300	54.6300	54.6300	
Land100%	688510	688510	688510	913060	913050
Bldg100%	5633830	5633830	5633830	5943570	5943580
Totl100%	6322340t	6322340t	6322340t	6856630t	6856630t
Cauvl00%					
Tax Value:					
Land 35%	240980	240980	240980	319570	319570
Bldg 35%	1971840	1971840	1971840	2080250	2080250
Totl 35%	2212820t	2212820t	2212820t	2399820t	2399820t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	114452.32	128028.88	127129.86	129533.14	
Sp-Asmnt	1953.96	2013.94	2013.94	1953.96	

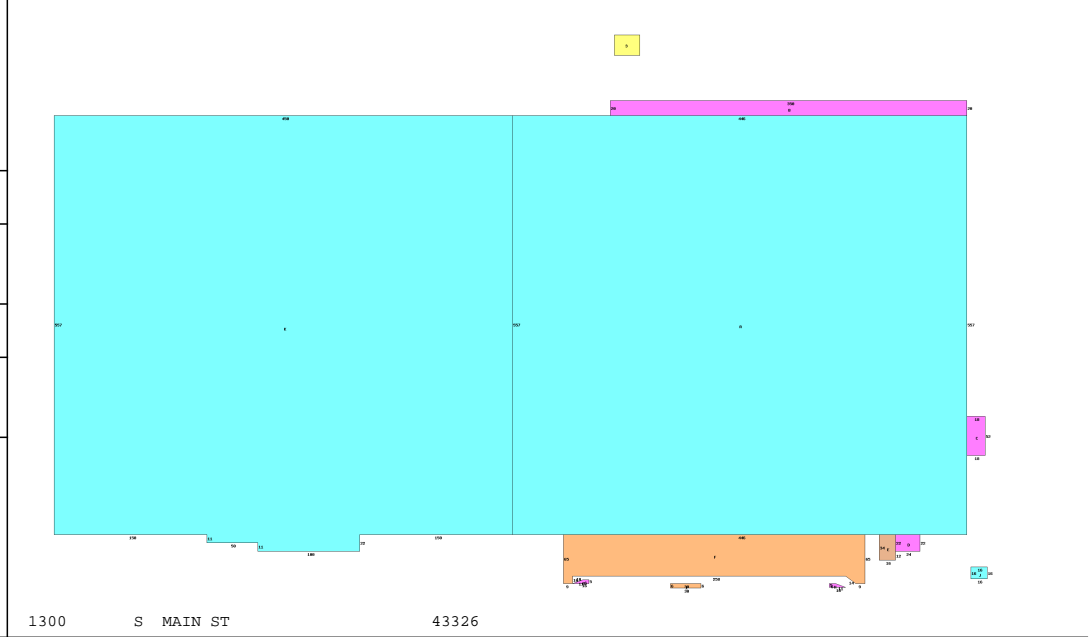
SHB+ 20'	CONS	TYPE	FACT	SQ-FT	VALUE		
	*MANF	S		0	248422	a	OTHER
	*STRG	M		7000		b	*MAIN
	*SHED	M		936		c	*MAIN
	*OFF	M		528		d	*MAIN
	*PAD	C		544		e	OTHER
14'	*OFFI	B		17900		f	OTHER
	*RFX	M		0		g	*MAIN
	*RFX	M		0		h	*MAIN
	*OMP	B		0		i	OTHER
	*OFF	F		256		j	OTHER
	*MAN	F		0		k	OTHER

The 165 on the land page is for road right of way
ALL BUILDINGS HAVE STANDARD PLUMBING
OFFICE HAS A/C

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
4	1	2018-01-04	GRAPHIC PACKAGING INTERNA	1WD	33010000	688510	5633830
4	1	2018-01-04	INTERNATIONAL PAPER CO	1WD *	0	688510	5633830
114	1	2014-04-07	IP CBPR PROPERTIES 2 LLC	1WD	4500000	644910	5678600
92	1	1989-02-06		1WD	162000	0	0

Year	Land	Bldg	Total	Net Tax
2019	240980	1971840	2212820	112861.58
2018	240980	1971840	2212820	113083.54

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2023
500	HARDIN COUNTY LANDFILL			XA/2023
359	BURNISON-SCIOTO RIVER			XA/2023
361	HILL - SCIOTO RIVER			XA/2022



Occupancy 0 Vacant Land	
B 1 2 U A	
Neighborhood:	
Code:	3600
Dwl/Gar/NC%	.9700

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 MANF/OFFC		88774	31.67	C	1990GD	2811470	.35	1827460			
2 Paving		70000	1.50	C	1990AV	105000	.65	36750			
3 Shed		25X27	675	12.00	C	1990AV	8100	.65	2840		
4 OFF		16X16	256	30.00	C	1990AV	7680	.65	2690		
5 ADDT	3	350X20	7000	32.25	C	2012AV	225750	.15	191890		
6 MANF/OFFI		88774	31.67	C	1990GD	2811470	.35	1827460			
7 MANF/OFFI		88774	31.67	C	1990GD	2811470	.35	1827460			
8 Paving		65000	1.50	C	1990AV	97500	.65	34130			
9 MANUFACT	*253400	0	32.20	C	2015AV	0		0			
10 SPRINKLER	*253400	0	1.40	C	2015AV	0		0			
11 CANOPY	*	1650	20.00	C	2015AV	0		0			
12 ABATE2031	*750	0			2015AV	7406700		0			
13 Paving	CONC	23000	3.00		1990AV	69000	.65	24150			
14 Paving	ASPH	50000	1.50		2015AV	75000	.25	56250			
15 Paving	CONC	50000	3.00		2015AV	150000	.25	112500			
site value		acres/ frontage	effective depth	depth actual	rate	effective	extended	true			
site value		33.6300	frontage	factor	20000	rate	value	value			
site value		6.6300			5000		672600	672600			
site value		14.3700			15000		24900	24900			
							215550	215550			