

BUCK TWP
SOUTH KENTON CORP

00060

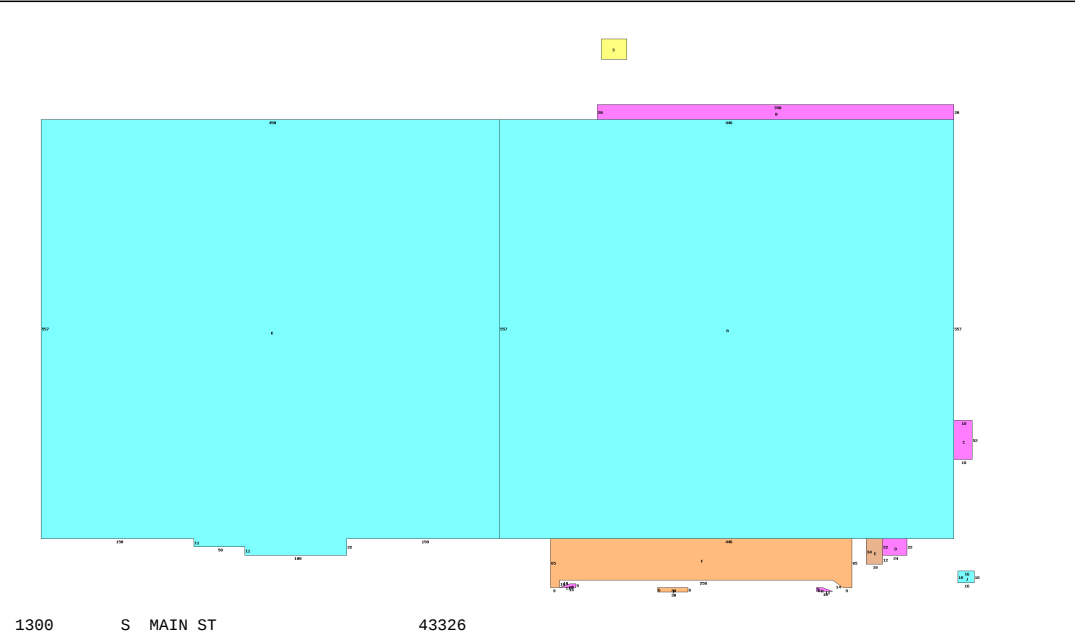
Hardin County, Ohio
Michael T. Bacon, Auditor

06-130087.0000
JJ20

IND
2025

sale		Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r				
2022	GRAPHIC PACKAGING INT	2018-01-04		Tax Year	2022	2023
2023	GRAPHIC PACKAGING INT	2018-01-04		Prop Cls	340	340
2024	GRAPHIC PACKAGING INT	2018-01-04		Acres	54.6300	54.6300
2025	GRAPHIC PACKAGING INTER	2018-01-04	KENTON LANDS 54.63A	Land100%	688510	913060
	1300 S MAIN ST	1WD		Bldg100%	5633830	5943570
		\$33,010,000		Totl100%	6322340t	6856630t
	KENTON OH 43326			Cauv100%		
		Tax Value:				
		Land 35%				319570
		Bldg 35%				2080250
		Totl 35%				2399820t
		Hmstd35%				
		Owner 0c				
		Hmstd RB				
		Net Tax				127129.86 129533.14 135513.08 134804.58
		Sp-Asmnt				2013.94 1953.96 2445.42 1352.82

SHB+ 20'	CONS *MANF	TYPE S	FACT	SQ-FT 0	VALUE 248422	a	OTHER
	*STRG	M		7000		b	*MAIN
	*SHED	M		936		c	*MAIN
	*OFP	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		256		i	OTHER
	*OFP	F		0		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:bldg
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			
2021	240980	1971840	2212820	128028.88			
2020	240980	1971840	2212820	114452.32			
p r o j e c t				ben acres	/ %	factor	
902	MAIN DISTRICT CONSERVANCY		XA/2025				
500	HARDIN COUNTY LANDFILL		XA/2025				



Occupancy 0 Vacant Land												
B 1 2 U A												
Neighborhood: Code: 3600 Dwl/Gar/NC% .9700	1	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
	2	MANF/OFFC			88774	31.67	C	1990GD	2811470	.35		1827460
	3	Paving			70000	1.50	C	1990AV	105000	.65		36750
	4	Shed		25X27	675	12.00	C	1990AV	8100	.65		2840
	5	OFP		16X16	256	30.00	C	1990AV	7680	.65		2690
	6	ADDT	3	350X20	7000	32.25	C	2012AV	225750	.15		191890
	7	MANF/OFFI			88774	31.67	C	1990GD	2811470	.35		1827460
	8	MANF/OFFI			88774	31.67	C	1990GD	2811470	.35		1827460
	9	Paving			65000	1.50	C	1990AV	97500	.65		34130
	10	MANUFACT	*253400		0	32.20	C	2015AV	0			0
	11	SPRINKLER	*253400		0	1.40	C	2015AV	0			0
	12	CANOPY	*		1650	20.00	C	2015AV	0			0
	13	ABATE2031	*750		0			2015AV	7406700			0
	14	Paving	CONC		23000	3.00		1990AV	69000	.65		24150
	15	Paving	ASPH		50000	1.50		2015AV	75000	.25		56250
	16	Paving	CONC		50000	3.00		2015AV	150000	.25		112500
		site value	acres/ frontage	effective frontage	depth factor	actual rate	effective rate	extended value	true value			
	site value	33.6300			20000		672600	672600				
	site value	6.6300			5000		24900	24900				
	site value	14.3700			15000		215550	215550				