

BUCK TWP
SOUTH KENTON CORP

00060

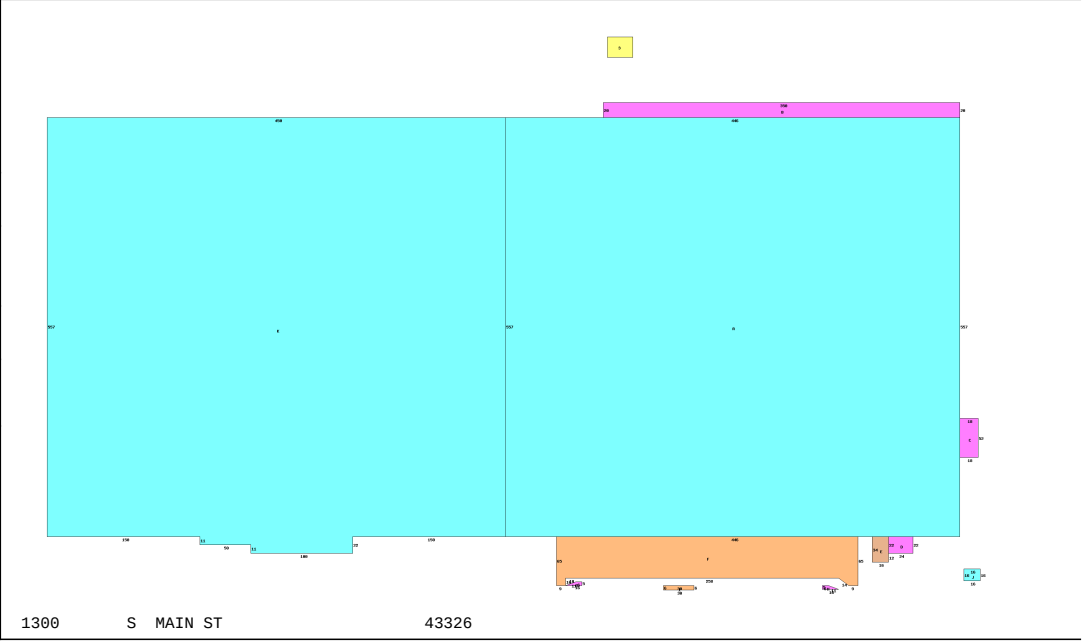
Hardin County, Ohio
Michael T. Bacon, Auditor

06-130087.0000
JJ20

IND
2024

2021 GRAPHIC PACKAGING INT		2018-01-04	Tax Year		2021	2022	2023	2024	CAMA
2022 GRAPHIC PACKAGING INT		2018-01-04	Prop Cls		340	340	340	340	340
2023 GRAPHIC PACKAGING INT		2018-01-04	Acres		54.6300	54.6300	54.6300	54.6300	
2024 GRAPHIC PACKAGING INTER		2018-01-04	Land100%		688510	688510	913060	913060	913050
1300 S MAIN ST		1WD	Bldg100%		5633830	5633830	5943570	5943570	5943580
KENTON OH 43326		\$33,010,000	Totl100%		6322340t	6322340t	6856630t	6856630t	6856630t
			Cauv100%						
			Tax Value:						
			Land 35%		240980	240980	319570	319570	319570
			Bldg 35%		1971840	1971840	2080250	2080250	2080250
			Totl 35%		2212820t	2212820t	2399820t	2399820t	2399820t
			Hmstd35%						
			Owner 0c						
			Hmstd RB						
			Net Tax		128028.88	127129.86	129533.14	135513.08	
			Sp-Asmnt		2013.94	2013.94	1953.96	2445.42	

SHB+ 20'	CONS	TYPE	FACT	SQ-FT	VALUE		
	*MANF	S		0	248422	a	OTHER
	*STRG	M		7000		b	*MAIN
	*SHED	M		936		c	*MAIN
	*OFP	M		528		d	*MAIN
	*PAD	C		544		e	OTHER
	*OFFI	B		17900		f	OTHER
	*RFX	M		0		g	*MAIN
	*RFX	M		0		h	*MAIN
14'	*OMP	B		0		i	OTHER
	*OFP	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: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			
2020	240980	1971840	2212820	114452.32			
2019	240980	1971840	2212820	112861.58			
p r o j e c t					ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2024			
500	HARDIN COUNTY LANDFILL			XA/2024			
359	BURNISON-SCIOTO RIVER			XA/2024			



Occupancy 0 Vacant Land											
B 1 2 U A											
		Neighborhood: Code: 3600 Dwl/Gar/NC% .9700									
Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
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 OFP		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 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				