

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			
2023	GRAPHIC PACKAGING INT	2018-01-04			
2024	GRAPHIC PACKAGING INT	2018-01-04			
2025	GRAPHIC PACKAGING INTER	2018-01-04	KENTON LANDS 54.63A		
	1300 S MAIN ST		LWD		
	KENTON OH 43326		\$33,010,000		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	340	340	340	340	340
Acres	54.6300	54.6300	54.6300	54.6300	
Land100%	688510	913060	913060	913060	913050
Bldg100%	5633830	5943570	5943570	5943570	5943580
Totl100%	6322340t	6856630t	6856630t	6856630t	6856630t
Cauv100%					
Tax Value:					
Land 35%	240980	319570	319570	319570	319570
Bldg 35%	1971840	2080250	2080250	2080250	2080250
Totl 35%	2212820t	2399820t	2399820t	2399820t	2399820t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	127129.86	129533.14	135513.08	134804.58	
Sp-Asmnt	2013.94	1953.96	2445.42	1352.82	

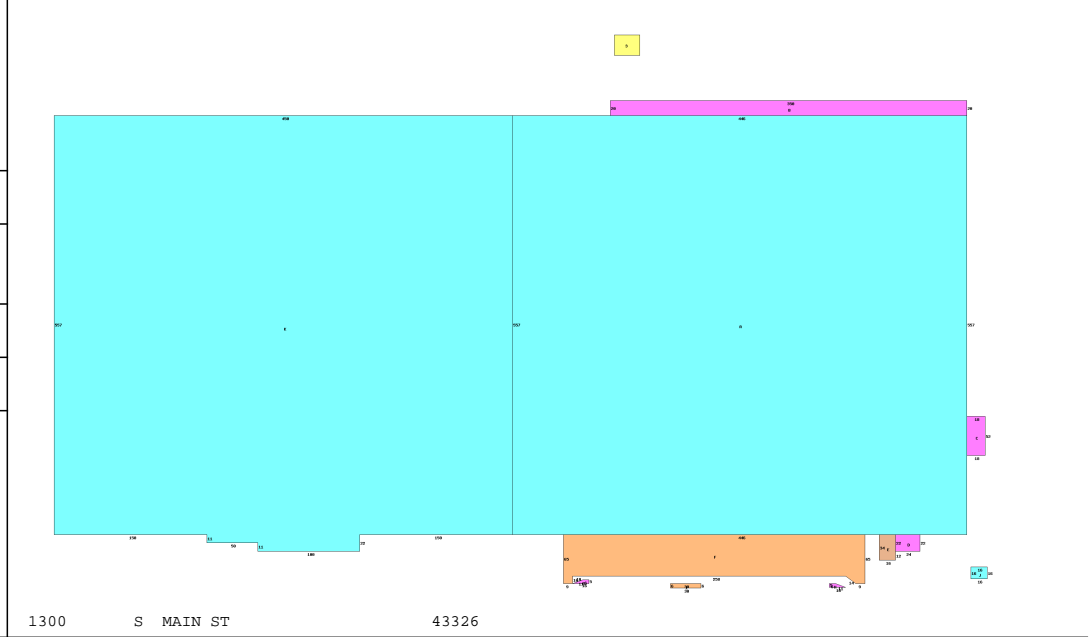
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
20'	*MANF	S		0	248422	a	OTHER		
	*STRG	M		7000		b	*MAIN		
	*SHED	M		936		c	*MAIN		
	*OFF	M		528		d	*MAIN		
	*PAD	C		544		e	OTHER		
14'	*OFFI	B		17900		f	OTHER		
	*RFX	M		0		g	*MAIN		
	*RFX	M		0		h	*MAIN		
	*OMP	B		0		i	OTHER		
	*OFF	F		256		j	OTHER		
	*MAN	F		0		k	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	LWD	33010000	688510	5633830
4	1	2018-01-04	INTERNATIONAL PAPER CO	LWD *	0	688510	5633830
114	1	2014-04-07	IP CBPR PROPERTIES 2 LLC	LWD	4500000	644910	5678600
92	1	1989-02-06		LWD	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

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		C	2015AV	7406700	0			
13	Paving	CONC	23000	3.00	C	1990AV	69000	.65	24150		
14	Paving	ASPH	50000	1.50	C	2015AV	75000	.25	56250		
15	Paving	CONC	50000	3.00	C	2015AV	150000	.25	112500		
site value		acres/ frontage	effective depth	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			