

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-130087.0000
JJ20

IND
2025

sale

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	1WD	
	KENTON OH 43326	\$33,010,000	

Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r

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	1095660
Bldg100%	5633830	5943570	5943570	5943570	7131590
Totl100%	6322340t	6856630t	6856630t	6856630t	8227250t
Cauv100%					
Tax Value:					
Land 35%	240980	319570	319570	319570	383480
Bldg 35%	1971840	2080250	2080250	2080250	2496060
Totl 35%	2212820t	2399820t	2399820t	2399820t	2879540t
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+ 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
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
ABATEMENT 2017 DUP ENDING 2031 DUP 100% FOR 15 YEARS

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
902 MAIN DISTRICT CONSERVANCY
500 HARDIN COUNTY LANDFILL
XA/2025
XA/2025

1300 S MAIN ST 43326

Occupancy 0 Vacant Land

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 MANF/OFFC		88774	38.00	C	1990GD	3373410	.35			2192720
2 Paving		70000	1.80	C	1990AV	126000	.65			44100
3 Shed		25X27	675	14.40	C	1990AV	9720	.65		3400
4 OFP		16X16	256	36.00	C	1990AV	9220	.65		3230
5 ADDT		3 350X20	7000	38.70	C	2012AV	270900	.15		230270
6 MANF/OFFI		88774	38.00	C	1990GD	3373410	.35			2192720
7 MANF/OFFI		88774	38.00	C	1990GD	3373410	.35			2192720
8 Paving		65000	1.80	C	1990AV	117000	.65			40950
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	3.60		1990AV	82800	.65			28980
14 Paving	ASPH	50000	1.80		2015AV	90000	.25			67500
15 Paving	CONC	50000	3.60		2015AV	180000	.25			135000
site value		acres/ frontage	effective depth	depth factor	actual rate	effective rate	extended value			true value
site value		33.6300			20000		672600			807120
site value		6.6300			5000		24900			29880
site value		14.3700			15000		215550			258660

Call Back: Sign: PSN Date: 2016-03-08 Lister:
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06-130087.0000-v082020R