BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-130087.0000 IND
JJ20 2026

sale

2023 GRAPHIC PACKAGING INT	2018-01-04	
2024 GRAPHIC PACKAGING INT	2018-01-04	
2025 GRAPHIC PACKAGING INT	2018-01-04	
2026 GRAPHIC PACKAGING INTER	2018-01-04	KENTON LANDS 54.63A
1300 S MAIN ST	1WD	
	$33,010,000	
KENTON OH 43326		

Eff Rate: – 53.98 — 56.47 — 56.17 — 56.17 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	340	340	340	340	340	340	340
Acres	54.6300	54.6300	54.6300	54.6300			
Land100%	913060	913060	913060	913060	913060	1095660	1095660
Bldg100%	5943570	5943570	5943570	5943570	5943570	7131600	7131590
Totl100%	6856630t	6856630t	6856630t	6856630t	6856630t	8227260t	8227250t
Cauv100%							
Tax Value:							
Land 35%	319570	319570	319570	319570	319570	383480	383480
Bldg 35%	2080250	2080250	2080250	2080250	2080250	2496060	2496060
Totl 35%	2399820t	2399820t	2399820t	2399820t	2399820t	2879540t	2879540t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	129533.14	135513.08	134804.58	134804.58			
Sp-Asmnt	1953.96	2445.42	1352.82	1352.82			

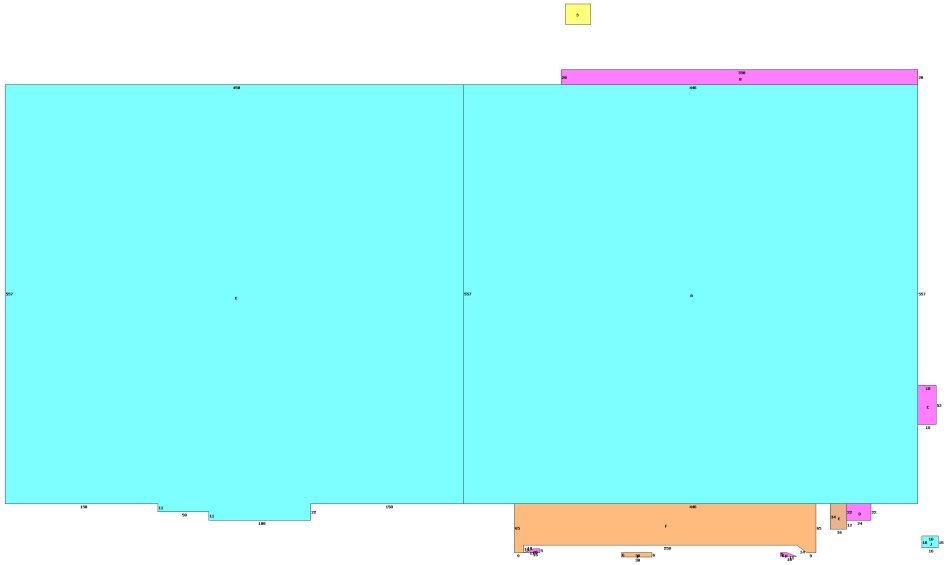
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
20'	*MANF	S		0	248422	a	OTHER
	*STRG	M		7000		b	*MAIN
	*SHED	M		936		c	*MAIN
	*OFP	M		528		d	*MAIN
	*PAD	C		544		e	OTHER
14'	*OFFI	B		17900		f	OTHER
	*RFX	M		0		g	*MAIN
	*RFX	M		0		h	*MAIN
	*OMP	B		0		i	OTHER
	*OFP	F		256		j	OTHER
	*MAN	F		0		k	OTHER

The 165 on the land page is for road right of way
ALL BUILDINGS HAVE STANDARD PLUMBING
OFFICE HAS A/C
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
2022	240980	1971840	2212820	127129.86
2021	240980	1971840	2212820	128028.88

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	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

	acres/ frontage	effective frontage	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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