

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040005.0000
V12

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022	BMAR HOLDINGS LLC	2013-03-28
2023	BMAR HOLDINGS LLC	2013-03-28
2024	BMAR HOLDINGS LLC	2013-03-28
2025	BMAR HOLDINGS LLC	2013-03-28 RIVERSIDE 3
	404 LEVINGS ST	LWD
	KENTON OH 43326	\$22,000

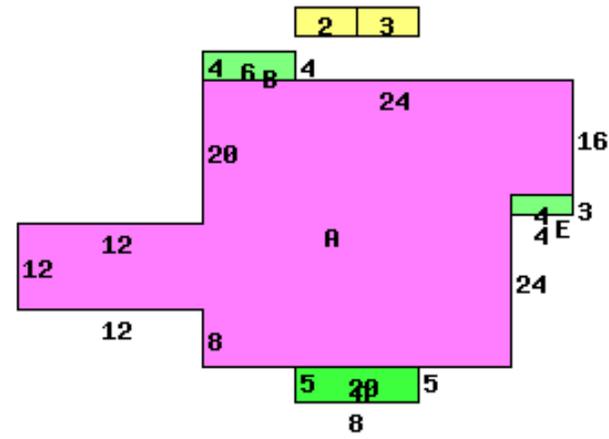
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	22770	27140	27140	27140	27150
Totl100%	26510t	32490t	32490t	32490t	32500t
Cauv100%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	7970	9500	9500	9500	9500
Totl 35%	9280t	11370t	11370t	11370t	11380t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	433.50	467.50	494.56	491.30	
Sp-Asmnt	20.59	282.85	27.59	27.59	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1008		a	*MAIN
	STP	P		24	100	b	PORCH
	CPY	P		40	320	c	PORCH
	STP	P		40	160	d	PORCH
	STP	P		12	50	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
144	1	2013-03-28	BMAR HOLDINGS LLC	LWD	22000	3910	25140
597	1	2008-12-10	WEAVER BRADLEY P	LWD *	12700	3510	29000
523	1	2008-10-17	WEAVER PHILLIP L	LWD *	12750	3310	27630
366	1	2008-07-21	FANNIE MAE	LSH *	19000	3310	27630
299	1	2007-06-14	DUNCAN KARL J	LWD	59000	3310	27630
620	1	2006-10-05	WEAVER PHILLIP L	LWD	25000	3310	27630
201	1	2006-04-05	U S BANK NATIONAL ASSOC	LSH	33000	3310	27630
691	1	2004-10-27	ELLIS DEBORAH	LWD	75000	3000	24170
629	1	2001-11-29	OVERLY JUDY D & THOAMS	1SD	30000	2940	20910
469	1	2001-10-29	HOWARD LINDA L ETAL	1AF *	0	2940	20910
317	1	1998-07-17	HOWARD LINDA L ETAL	1QC *	0	3110	14290

Year	Land	Bldg	Total	Net Tax
2021	1310	7970	9280	435.08
2020	1310	7970	9280	377.90

project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



404 LEVINGS ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 1			
Floor Level	Main	FRAME	1008 101460
	Subtotal		101460
Shingle	Roof	HIP	
	B 1 2 U A		
Plaster/Drywall	P	Extra Features	630
Floor/Carpet	X	Total Value	102090
Floor/Tile-Lino	L		
Number of Rooms	6	PUB SIDEWALK	
Bedrooms	3		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3600
Plumbing		Dwl/Gar/NC%	.9700
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			C-	OLD/FR	.65	.20	24950
2 Garage		12X26	312	D	OLD/PR	.75		1450
3 Shed		12X26	312	D	OLD/PR	.75		750
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	50.00	120	89	120	107	5350	5350	