

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 |

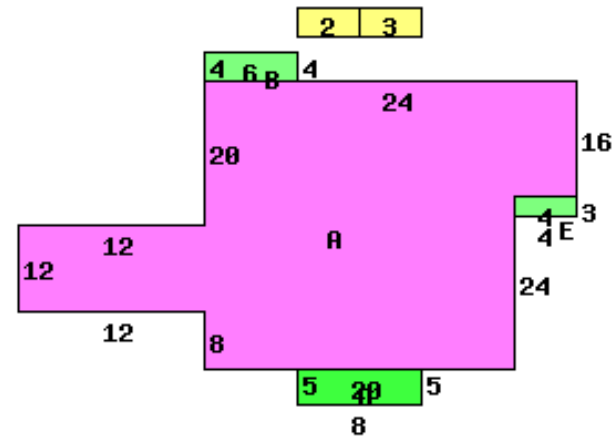
| | | | | | |
|------------|--------|--------|--------|--------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 3740 | 5340 | 5340 | 5340 | 5350 |
| Bldg100% | 22770 | 27140 | 27140 | 27140 | 27150 |
| Totl100% | 26510t | 32490t | 32490t | 32490t | 32500t |
| Cauvl00% | | | | | |
| 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 | | | |
| 500 HARDIN COUNTY LANDFILL | | | |



404 LEVINGS ST 43326

| Occupancy 1 Single Family | | *DWELLING COMPUTATIONS | |
|---------------------------|----------|------------------------|-------------|
| Story Height | 1 | Sq-Ft | Value |
| Floor Level | Main | FRAME | 1008 101460 |
| | Subtotal | | 101460 |
| Shingle | Roof | HIP | |
| 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 | | effective | depth | actual | effective | extended | true | |
| | frontage | 50.00 | 120 | 89 | 120 | 107 | 5350 | 5350 |