BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040005.0000 RES
V12 2026

sale

2023 BMAR HOLDINGS LLC	2013-03-28	
2024 BMAR HOLDINGS LLC	2013-03-28	
2025 BMAR HOLDINGS LLC	2013-03-28	
2026 BMAR HOLDINGS LLC	2013-03-28	RIVERSIDE 3
404 LEVINGS ST	1WD	
	$22,000	
KENTON OH 43326		

Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

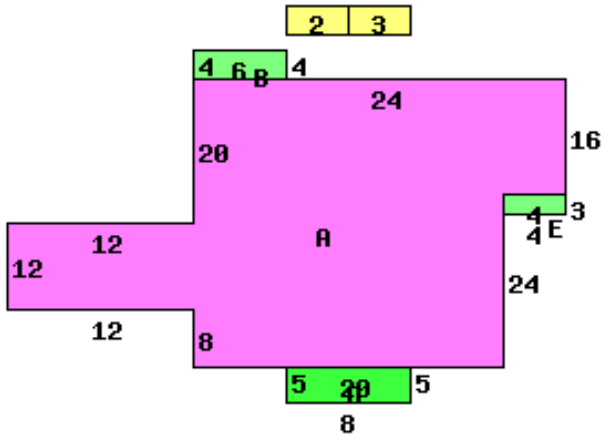
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	27140	27140	27140	27140		27140	38060	38050
Totl100%	32490t	32490t	32490t	32490t		32490t	44200t	44200t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	9500	9500	9500	9500		9500	13320	13320
Totl 35%	11370t	11370t	11370t	11370t		11370t	15470t	15470t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	467.50	494.56	491.30	491.30	491.30			
Sp-Asmnt	282.85	27.59	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	1WD		22000	3910	25140
597	1	2008-12-10	WEAVER BRADLEY P	1WD	*	12700	3510	29000
523	1	2008-10-17	WEAVER PHILLIP L	1WD	*	12750	3310	27630
366	1	2008-07-21	FANNIE MAE	1SH	*	19000	3310	27630
299	1	2007-06-14	DUNCAN KARL J	1WD		59000	3310	27630
620	1	2006-10-05	WEAVER PHILLIP L	1WD		25000	3310	27630
201	1	2006-04-05	U S BANK NATIONAL ASSOC	1SH		33000	3310	27630
691	1	2004-10-27	ELLIS DEBORAH	1WD		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
2022	1310	7970	9280	433.50
2021	1310	7970	9280	435.08

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		
		Neighborhood:	
Central Heat	A	Code:	3600
FORCED AIR		Dwl/Gar/NC%	1.3700
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1008		C-	OLD/FR	91880	.65	.20	35250
2	Garage		12X26	312		D	OLD/PR	5990	.75		2050
3	Shed		12X26	312		D	OLD/PR	3000	.75		750

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	120	89	138	123	6150	6150

Call Back: Sign: PSN Date: 2015-01-23 Lister:

06-040005.0000-v082020R