

BUCK TWP  
SOUTH KENTON CORP

00060

Hardin County, Ohio  
Michael T. Bacon, Auditor

06-040041.0000  
CC123

RES  
2025

sale

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

2022	BMAR HOLDINGS LLC	2013-09-12	
2023	BMAR HOLDINGS LLC	2013-09-12	
2024	BMAR HOLDINGS LLC	2013-09-12	
2025	BMAR HOLDINGS LLC	2013-09-12	RIVERSIDE 79
	211 PARK AVE		1SD
	KENTON OH 43326	\$22,200	

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	3740	5340	5340	5340	5340	5350
Bldg100%	44310	42940	42940	42940	42940	42940
Totl100%	48060t	48290t	48290t	48290t	48290t	48290t
Cauv100%						
Tax Value:						
Land 35%	1310	1870	1870	1870	1870	1870
Bldg 35%	15510	15030	15030	15030	15030	15030
Totl 35%	16820t	16900t	16900t	16900t	16900t	16900t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	785.72	694.88	735.12	730.26	730.26	
Sp-Asmnt	21.04	21.04	29.34	29.34		

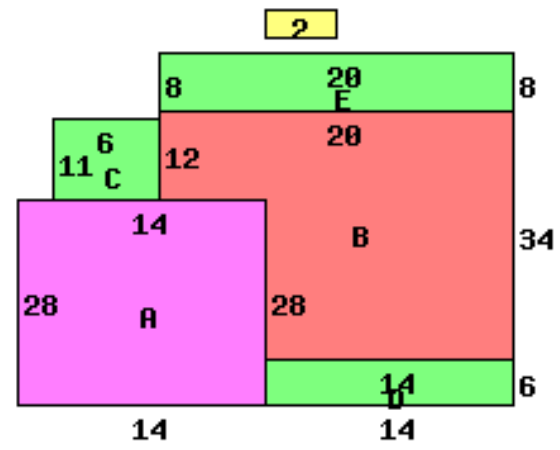
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		392		b	ADDN
1	F/C	A		548		c	PORCH
	EFF	P		66	2640	d	PORCH
	OFF	P		84	2520	e	PORCH
	DK	P		160	2400		

L/C JUSTIN W CORNISH 5-5-2015 \$55,000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bdg
446	1	2013-09-12	BMAR HOLDINGS LLC	1SD	22200	3910	35660
551	1	2008-11-05	SHARP IAN	1WD *	33000	3980	40800
106	1	2008-03-04	FRIEBIS RONALD G	1WD *	9000	3740	39000
284	1	2006-05-10	AEGUS MORTGAGE CORP	1SH *	36666	3740	39000
153	1	2005-03-14	WEBB REGGIE & DIANE	1WD	55000	3400	34200
94	1	2003-02-28	PULFER ALAN W	1WD	56000	3400	34200
159	8	2001-04-10	LEFFLER MARY MATTILENE	8CT *	0	3370	29770
313	1	1997-08-12	LEFFLER HARRY & MATTIE	1WD *	0	3540	21890
373	1	1991-05-17		1UN *	6500	0	18800
292	1	1991-04-29		1UN *	0	0	18800

Year	Land	Bldg	Total	Net Tax
2021	1310	15510	16820	788.58
2020			16820	684.94

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



211 PARK AVE 43326

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1H			Sq-Ft	Value
Floor Level		Main	FRAME	940	102950
		Part Upper	FRAME	392	22180
		Basement		98	2400
		Subtotal			127530
Shingle		Roof	GABLE		
		B 1 2 U A			
Plaster/Drywall		X X		Extra Features	7560
Floor/Pine		X X		Total Value	135090
Number of Rooms	1 6 2				
Bedrooms	2 2			PUB SIDEWALK	
Central Heat		A		Neighborhood:	
FORCED AIR				Code:	3600
Plumbing				Dwl/Gar/NC%	.9700
Standard	1				

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F		1332		C-	OLD/FR	121580	.65		41280
2 Pole Build		21X22	462		C	1982FR	5540	.70		1660
front lot		acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value		
		50.00	120	89	120	107	5350	5350		