

BUCK TWP
SOUTH KENTON CORP

00060

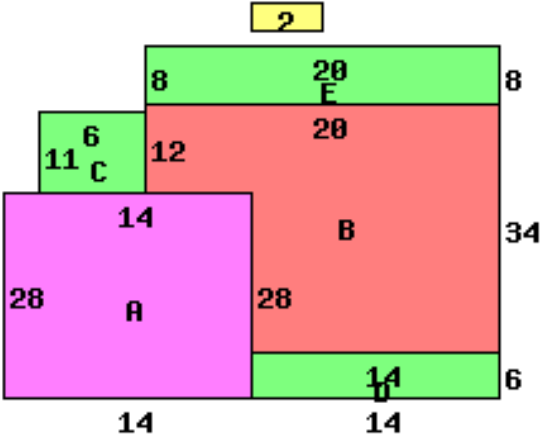
Hardin County, Ohio
Michael T. Bacon, Auditor

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	Tax Year	2022	2023	2024	2025
2023 BMAR HOLDINGS LLC	2013-09-12	Prop Cls	510	510	510	510
2024 BMAR HOLDINGS LLC	2013-09-12	Acres				
2025 BMAR HOLDINGS LLC	2013-09-12 RIVERSIDE 79	Land100%	3740	5340	5340	5340
211 PARK AVE	1SD	Bldg100%	44310	42940	42940	42940
	\$22,200	Totl100%	48060t	48290t	48290t	48290t
KENTON OH 43326		Cauv100%				
		Tax Value:				
		Land 35%	1310	1870	1870	1870
		Bldg 35%	15510	15030	15030	15030
		Totl 35%	16820t	16900t	16900t	16900t
		Hmstd35%				
		Owner 0c				
		Hmstd RB				
		Net Tax	785.72	694.88	735.12	730.26
		Sp-Asmnt	21.04	21.04	29.34	29.34

SHB+ 1HB 1	CONS F F/C EFP OPF DK	TYPE M A P P	FACT	SQ-FT 392 548 66 84 160	VALUE 2640 2520 2400	a b c d e	*MAIN ADDTN PORCH PORCH PORCH
L/C JUSTIN W CORNISH 5-5-2015 \$55,000							
Sale#	#d	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
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	0	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		1310	15510	16820	684.94		
p r o j e c t							
902 MAIN DISTRICT CONSERVANCY							
500 HARDIN COUNTY LANDFILL							
XA/2025							
ben acres / % factor							
XA/2025							



Occupancy 1 Single Family				*DWELLING COMPUTATIONS												
Story Height	1H			Sq-Ft	Value	1 Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Floor Level		Main	FRAME	940	102950	2 DWELLING	1HB F	21X22	1332		C-	OLD/FR	121580	.65		58300
		Part Upper	FRAME	392	22180				462		C	1982FR	5540	.70		1660
		Basement		98	2400											
		Subtotal			127530											
Shingle		Roof	GABLE			front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate		extended value		true value
		B 1 2 U A						50.00	120	89	138	123		6150		6150
Plaster/Drywall		X X			7560											
Floor/Pine		X X			135090											
Number of Rooms	1	6 2														
Bedrooms		2 2														
Central Heat		A														
FORCED AIR																
Plumbing																
Standard	1															
					3600											
					1.3700											
						Call Back:		Sign: PSN	Date: 2015-11-17	Lister:						06-0100011-0000-v082020P

Call Back:

Sign: PSN Date: 2015-11-17 Lister:

06-040041.0000-v082020R