BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040041.0000 RES
CC123 2026

sale

2023 BMAR HOLDINGS LLC	2013-09-12	
2024 BMAR HOLDINGS LLC	2013-09-12	
2025 BMAR HOLDINGS LLC	2013-09-12	
2026 BMAR HOLDINGS LLC	2013-09-12	RIVERSIDE 79
211 PARK AVE	1SD	
	$22,200	
KENTON OH 43326		

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

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5340	5340	5340	5340		5340	6140	6150
Bldg100%	42940	42940	42940	42940		42940	59970	59960
Totl100%	48290t	48290t	48290t	48290t		48290t	66110t	66110t
Cauv100%								
Tax Value:								
Land 35%	1870	1870	1870	1870		1870	2150	2150
Bldg 35%	15030	15030	15030	15030		15030	20990	20990
Totl 35%	16900t	16900t	16900t	16900t		16900t	23140t	23140t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	694.88	735.12	730.26	730.26	730.26			
Sp-Asmnt	21.04	29.34	29.34	29.34				

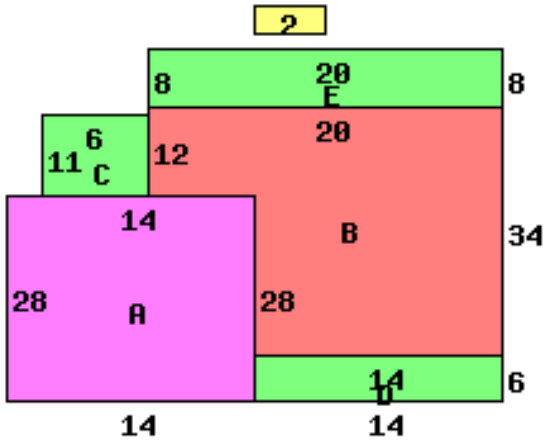
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		392		a	*MAIN
1	F/C	A		548		b	ADDTN
	EFP	P		66	2640	c	PORCH
	OFP	P		84	2520	d	PORCH
	DK	P		160	2400	e	PORCH

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

Sale#	#p	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	3930	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
2022	1310	15510	16820	785.72
2021	1310	15510	16820	788.58

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

			Sq-Ft	Value
Story Height 1H				
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%	1.3700
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	1HB F		1332		C-	OLD/FR	121580	.65		58300
2	Pole Build		21X22	462		C	1982FR	5540	.70		1660

	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: 2015-11-17 Lister:

06-040041.0000-v082020R