

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040041.0000
CC123

RES
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

| | |
|------------------------|-------------------------|
| 2020 BMAR HOLDINGS LLC | 2013-09-12 |
| 2021 BMAR HOLDINGS LLC | 2013-09-12 |
| 2022 BMAR HOLDINGS LLC | 2013-09-12 |
| 2023 BMAR HOLDINGS LLC | 2013-09-12 RIVERSIDE 79 |
| 211 PARK AVE | 1SD |
| \$22,200 | |
| KENTON OH 43326 | 12.1-05-04-041 |

| | | | | | |
|------------|--------|--------|--------|--------|--------|
| Tax Year | 2020 | 2021 | 2022 | 2023 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 3740 | 3740 | 3740 | 5340 | 5350 |
| Bldg100% | 44310 | 44310 | 44310 | 42940 | 42940 |
| Totl100% | 48060t | 48060t | 48060t | 48290t | 48290t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 1310 | 1310 | 1310 | 1870 | 1870 |
| Bldg 35% | 15510 | 15510 | 15510 | 15030 | 15030 |
| Totl 35% | 16820t | 16820t | 16820t | 16900t | 16900t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | 684.94 | 788.58 | 785.72 | 694.88 | |
| Net Tax | | | | | |
| Sp-Asmnt | 122.56 | 21.04 | 21.04 | 21.04 | |

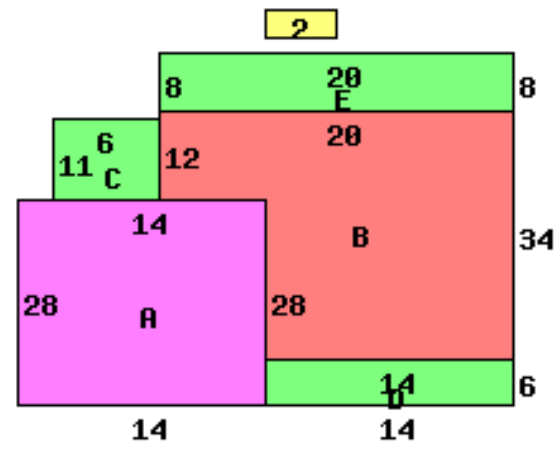
| | | | | | | | |
|------|-----|------|------|-------|-------|---|-------|
| SHB+ | CON | TYPE | FACT | SQ-FT | VALUE | | |
| 1HB | F | M | | 392 | | a | *MAIN |
| 1 | F/C | A | | 548 | | b | ADDN |
| | EPF | P | | 66 | 2640 | c | PORCH |
| | OPF | P | | 84 | 2520 | d | PORCH |
| | DK | P | | 160 | 2400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

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

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

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2019 | 1240 | 12360 | 13600 | 535.54 |
| 2018 | 1240 | 12360 | 13600 | 536.10 |

| Project | ben acres | / % | factor |
|-------------------------------|-----------|-----|---------|
| 902 MAIN DISTRICT CONSERVANCY | | | XA/2023 |
| 500 HARDIN COUNTY LANDFILL | | | XA/2023 |



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 |
| Plaster/Drywall | X X |
| Floor/Pine | X X |
| Number of Rooms | 1 6 2 |
| Bedrooms | 2 2 |
| Central Heat | A |
| FORCED AIR | |
| Plumbing | |
| Standard | 1 |
| Extra Features | 7560 |
| Total Value | 135090 |
| Neighborhood: | |
| Code: | 3600 |
| Dwl/Gar/NC% | .9700 |

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