

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-040075.0000
CC71

RES
2025

sale

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

2022	BMAR HOLDINGS LLC	2013-08-12	
2023	BMAR HOLDINGS LLC	2013-08-12	
2024	BMAR HOLDINGS LLC	2013-08-12	
2025	BMAR HOLDINGS LLC	2013-08-12	RIVERSIDE 161
	215 SMITH AVE	IDL	
	KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5340	5340	5340	5350
Bldg100%	54800	53310	53310	53310	53310
Totl100%	58540t	58660t	58660t	58660t	58660t
Cauv100%					
Tax Value:					
Land 35%	1310	1870	1870	1870	1870
Bldg 35%	19180	18660	18660	18660	18660
Totl 35%	20490t	20530t	20530t	20530t	20530t
Hmstd35%					
Owner Oc				18.10	
Hmstd RB					
Net Tax	957.16	844.12	893.00	869.00	
Sp-Asmnt	21.27	21.27	30.49	30.49	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		616			
1	F/C	A		392			ADDTN
	OFF	P		40	1600		PORCH
	OFF	P		308	9240		PORCH

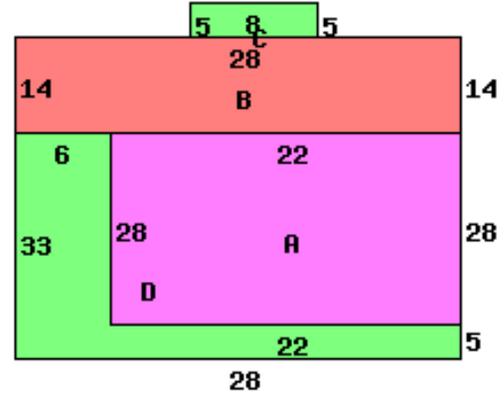
L/C MARVIN DARLING & JENNIFER COOPER 6-7-2016 \$57,500

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
374	1	2013-08-12	BMAR HOLDINGS LLC	IDL *	0	3910	45660
207	1	2013-05-01	SECRETARY OF HOUSING	LWD *	0	3910	45660
86	1	2013-02-22	BANK OF AMERICA NA	LSD	26000	3910	45660
621	1	2008-12-22	REED ROBERT A & TONIA M	LWD *	29950	3970	50310
153	1	2007-04-20	HENSON COREY	LWD *	0	3740	48000
198	1	2006-05-05	FEDERAL HOME LOAN MORTGA	LDD *	0	3740	48000
200	1	2000-04-13	WELLS GARY & DORETTA	LWD	48500	3370	36710
1183	1	1992-12-29		LWD	28000	0	24310
16	0	1988-01-08		*	27500	0	20510
310	0	1986-05-07		*	0	0	22310

Year	Land	Bldg	Total	Net Tax
2021	1310	19180	20490	960.64
2020	1310	19180	20490	834.40

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

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215 SMITH AVE 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1008 101460
	Full Upper	FRAME	616 49400
	Subtotal		150860
Metal	Roof	HIP	
Plaster/Drywall	X X	Plumbing	2100
Floor/Hardwood	X	Extra Features	10840
Floor/Pine	X X	Total Value	163800
Floor/Carpet	X X		
Number of Rooms	6 3	PUB SIDEWALK	
Bedrooms	1 3		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3600
Plumbing		Dwl/Gar/NC%	.9700
Standard	1		
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 F/C	20X20	1624	400	C-	OLD/FR		147420	.65		50050
2 Garage					C	1990AV		9600	.65		3260
front lot		acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value			
		50.00	120	89	120	107	5350	5350			