

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-050071.0000
V33

RES
2025

sale

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

2022	BMAR HOLDINGS LLC	2013-12-04
2023	BMAR HOLDINGS LLC	2013-12-04
2024	BMAR HOLDINGS LLC	2013-12-04
2025	BMAR HOLDINGS LLC	2013-12-04 RIVERSIDE 129-131
	813 SMITH AVE	LWD
		\$16,000
KENTON OH 43326		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	8570	12230	12230	12230	12240
Bldg100%	68690	76970	76970	76970	76980
Totl100%	77260t	89200t	89200t	89200t	89220t
Cauv100%					

2026	ALLEN HUNTER	2025-01-27
	813 SMITH AVE	LWD
KENTON OH 43326		

Tax Value:					
Land 35%	3000	4280	4280	4280	4280
Bldg 35%	24040	26940	26940	26940	26940
Totl 35%	27040t	31220t	31220t	31220t	31230t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1263.14	1283.64	1357.98	1349.04	
Sp-Asmnt	203.46	25.12	267.07	34.11	

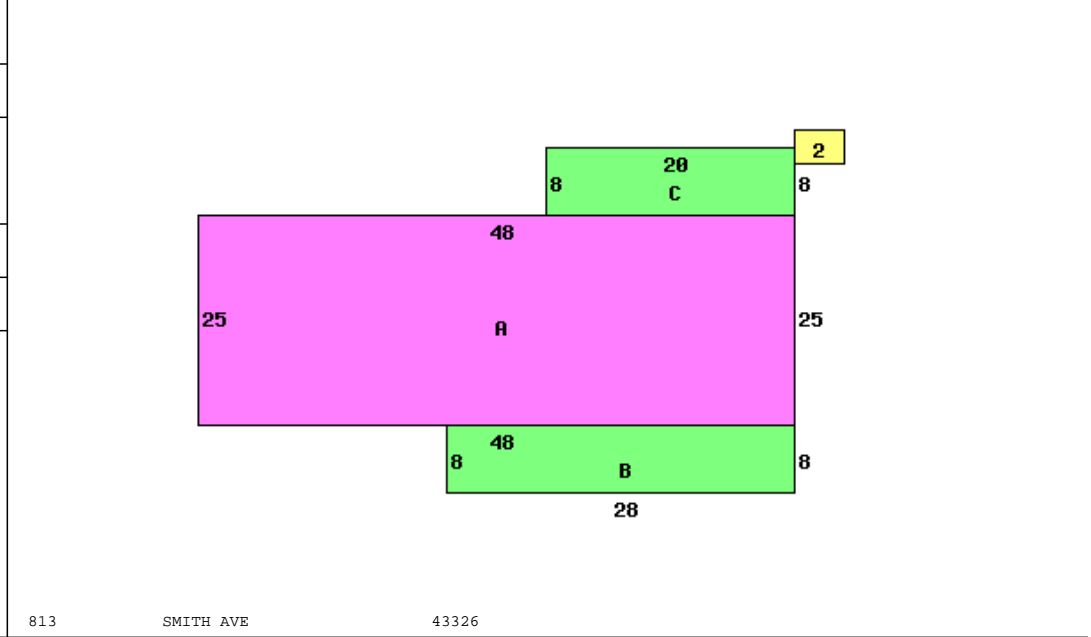
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1200			
	OFF	P		224	6720	b	PORCH
	OFF	P		160	4800	c	PORCH

#: 72 73 L/W
060500720000
060500730000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
577	1	2025-01-27	ALLEN HUNTER	LWD	102900	12230	76970
23	1	2013-12-04	BMAR HOLDINGS LLC	LWD	16000	8970	62060
708	1	2005-01-11	DUNCAN JASON E & MEGAN	LWD	54000	5800	54000
180	1	2003-12-02	COLLINS KATRINA	LWD	11500	5800	54000
950	0	2003-04-16	PLEDGED PROPERTY II LLC	LDD	26000	5800	54000
		1987-11-10		*	4500	0	13910

Year	Land	Bldg	Total	Net Tax
2021	3000	24040	27040	1267.74
2020	3000	24040	27040	1101.12

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025



Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1200 106310
	Subtotal	106310
	Roof	
Metal	B 1 2 U A	GABLE
Plaster/Drywall	X	Extra Features 11520
Floor/Carpet	X	Total Value 117830
Floor/Tile-Lino	X	
Number of Rooms	7	PUB PAVED ST/RD
Bedrooms	3	PUB ALLEY
Central Heat	A	Neighborhood:
ELECTRIC		Code: 3600
Plumbing		Dwl/Gar/NC% .9700
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	26X24	Area Rate	Grade	Cond Value	Dpr	Dpr	Value
2 Garage			1200 624	D+ C	1988AV 100160 14980	.26	.65	71890 5090
		effective	depth	actual	effective	extended	true	
front lot	acres/ frontage	frontage	depth	factor	rate	value	value	Excess Fro
		120.00	150	100	120	14400	12240	