

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-080012.0000
GG27

RES
2025

sale

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

2022	BMAR HOLDINGS LLC	2013-12-18
2023	BMAR HOLDINGS LLC	2013-12-18
2024	BMAR HOLDINGS LLC	2013-12-18
2025	DOUGLAS ELEANOR	2024-10-31
	527 S DETROIT ST	ESPYS 1ST PT 30
		LWD
		\$12,000
	KENTON OH 43326	

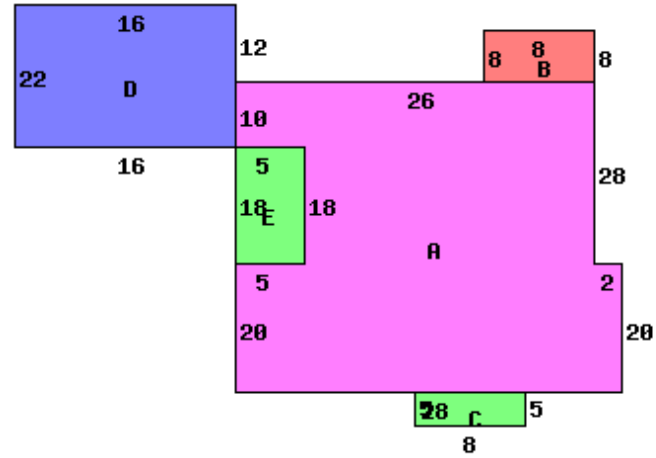
Tax Year	2022	2023	2024	2025	2025		CAMA
Prop Cls	510	510	510	510	510		510
Acres							
Land100%	4370	6230	6230	6230	6230		6230
Bldg100%	39060	46260	46260	46260	46260		46260
Totl100%	43430t	52490t	52490t	52490t	52490t		52490t
Cauv100%							
Tax Value:							
Land 35%	1530	2180	2180	2180	2180		2180
Bldg 35%	13670	16190	16190	16190	16190		16190
Totl 35%	15200t	18370t	18370t	18370t	18370t		18370t
Hmstd35%				18370	18370		
Owner Oc				16.20	16.20	hmstd	2180 l 16190 b
Hmstd RB							
Net Tax	710.04	755.32	799.04	793.76	777.56		
Sp-Asmnt	20.92	20.92	29.64	29.64			

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1198		a	*MAIN
1	F/C	A		64		b	ADDTN
	STP	P		40	160	c	PORCH
	F	G		352	8450	d	GRAGE
	OFF	P		90	2700	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
479	1	2024-10-31	DOUGLAS ELEANOR	LWD	12000	6230	46260
603	1	2013-12-18	BMAR HOLDINGS LLC	1FD	12000	4600	35200

Year	Land	Bldg	Total	Net Tax
2021	1530	13670	15200	712.64
2020	1530	13670	15200	618.98

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



527 S DETROIT ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1262 104330
	Basement	1198 22320
	Subtotal	126650
Shingle	Roof	HIP
	B 1 2 U A	
Plaster/Drywall	D D	1198 sq ft Basement Finish 12740
Floor/Carpet	X X	Plumbing 700
Number of Rooms	1 6	Garages and Carports 8450
Bedrooms	3	Extra Features 2860
		Total Value 151400
Central Heat	A	
FORCED AIR		PUB SIDEWALK
Plumbing		
Standard	1	Neighborhood:
Extra Fixture	1	Code: 3600
		Dwl/Gar/NC% .9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 B F	FtxFt	Area Rate	Grade Cond	Value	Dpr Dpr	Value
			2460	C- OLD/FR	136260	.65	46260
	acres/	effective	depth	actual	effective	extended	true
front lot	frontage	frontage	depth	rate	rate	value	value
front lot		8.00	126	91	109	870	870
		47.00	136	95	114	5360	5360