BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-080022.0000 RES
GG35 2025

sale

2022 BMAR HOLDINGS LLC	2012-12-24	
2023 BMAR HOLDINGS LLC	2012-12-24	
2024 BMAR HOLDINGS LLC	2012-12-24	
2025 BMAR HOLDINGS LLC	2012-12-24	ESPYS 1ST PT 23
633 S DETROIT ST	12	
KENTON OH 43326	$239,000	

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

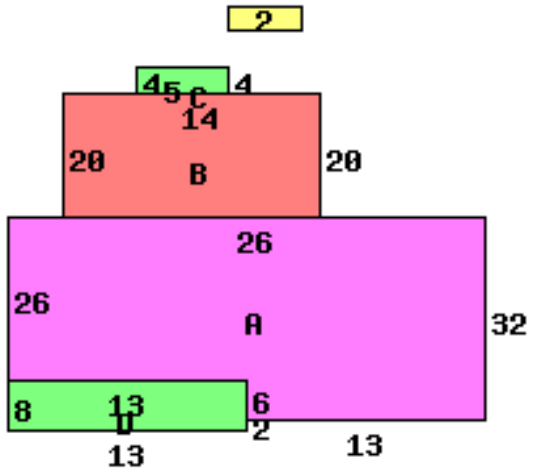
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	3890	5540	5540	5540	5540	5540
Bldg100%	44230	51770	51770	51770	51770	51770
Totl100%	48110t	57310t	57310t	57310t	57310t	57310t
Cauv100%						
Tax Value:						
Land 35%	1360	1940	1940	1940	1940	1940
Bldg 35%	15480	18120	18120	18120	18120	18120
Totl 35%	16840t	20060t	20060t	20060t	20060t	20060t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	786.66	824.80	872.56	866.80	866.80	
Sp-Asmnt	425.90	21.04	30.09	30.09		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 Q	F/C	M		754		a	*MAIN
1	F/C	A		280		b	ADDTN
	STP	P		20	80	c	PORCH
Q	OFP	P		104	3120	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
591	12	2012-12-24	BMAR HOLDINGS LLC	12		239000	5970	42460
544	1	2008-11-03	WEAVER PHILLIP L	1WD	*	12000	6660	47390
469	1	2008-09-15	FANNIE MAE	1SH	*	31334	6490	45170
61	1	1998-02-06	SEILER JOYCE A	1QC	*	0	6110	27370

Year	Land	Bldg	Total	Net Tax
2021	1360	15480	16840	789.52
2020	1360	15480	16840	685.74

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



633 S DETROIT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1034	104070
	Qtr Story	FRAME	858	13720
	Subtotal			117790
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	P	Plumbing	1400
Floor/Pine		X	Extra Features	3200
Floor/Carpet	X	X	Total Value	122390
Floor/Tile-Lino	L			
Number of Rooms	5	3	PUB SIDEWALK	
Bedrooms	1	3		
			Neighborhood:	
Central Heat	A		Code:	3600
FORCED AIR			Dwl/Gar/NC%	.9700
Plumbing				
Standard	1			
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 QF/C		1034		C-	OLD/AV	110150	.55		48080
2	Garage	CB 0	22X24	528		C	OLD/FR	12670	.70		3690

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot	53.5000	54.00	136	95	120	114	6160	5540	Excess Fro

Call Back: Sign: PSN Date: 2014-11-18 Lister: 06-080022.0000-v082020R