

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-080022.0000
GG35

RES
2025

sale

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

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	

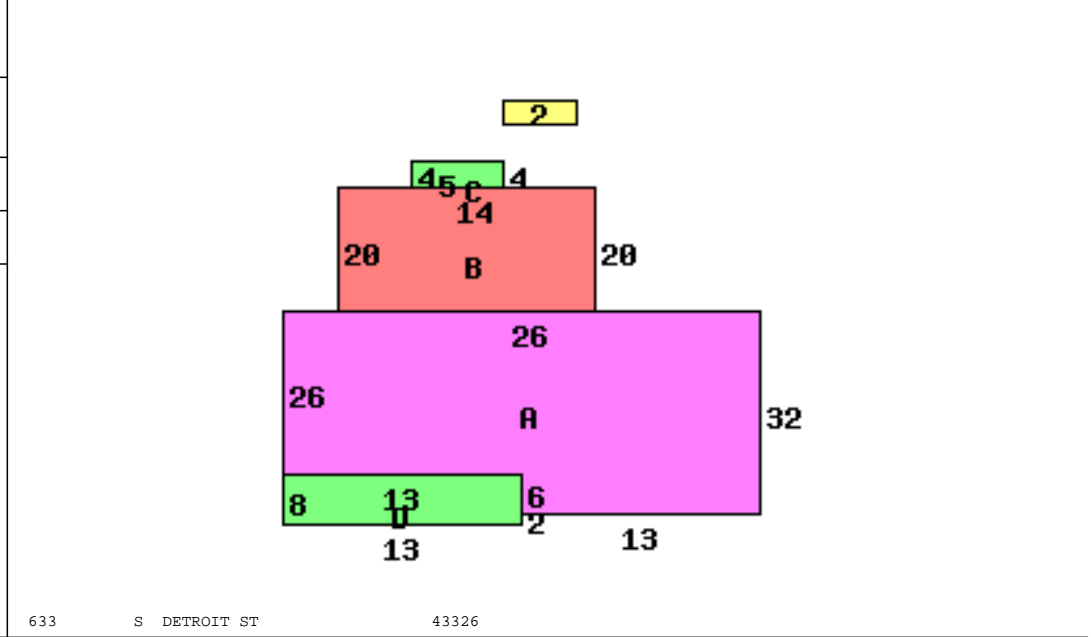
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3890	5540	5540	5540	5540
Bldg100%	44230	51770	51770	51770	51770
Totl100%	48110t	57310t	57310t	57310t	57310t
Cauvl00%					
Tax Value:					
Land 35%	1360	1940	1940	1940	1940
Bldg 35%	15480	18120	18120	18120	18120
Totl 35%	16840t	20060t	20060t	20060t	20060t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	786.66	824.80	872.56	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
Q	STP	P		20	80	c	PORCH
	OFF	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
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025



633 S DETROIT ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1Q	Sq-Ft	Value
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
Floor/Pine	X	X
Floor/Carpet	X	X
Floor/Tile-Lino	L	
Number of Rooms	5	3
Bedrooms	1	3
Central Heat	A	
FORCED AIR		
Plumbing		
Standard	1	
Extra 2 Fixture	1	
		Plumbing 1400
		Extra Features 3200
		Total Value 122390
		PUB SIDEWALK
		Neighborhood:
		Code: 3600
		Dwl/Gar/NC% .9700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 QF/C			C-	OLD/AV	.55		48080
2 Garage	CB 0	22X24	528	C	OLD/FR	.70		3690
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	factor	rate	value	value	
	53.5000	54.00	136	95	120	6160	5540	Excess Fro

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