BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-080022.0000 RES
GG35 2026

sale

2023 BMAR HOLDINGS LLC	2012-12-24	
2024 BMAR HOLDINGS LLC	2012-12-24	
2025 BMAR HOLDINGS LLC	2012-12-24	
2026 BMAR HOLDINGS LLC	2012-12-24	ESPYS 1ST PT 23
633 S DETROIT ST	12	
	$239,000	
KENTON OH 43326		

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

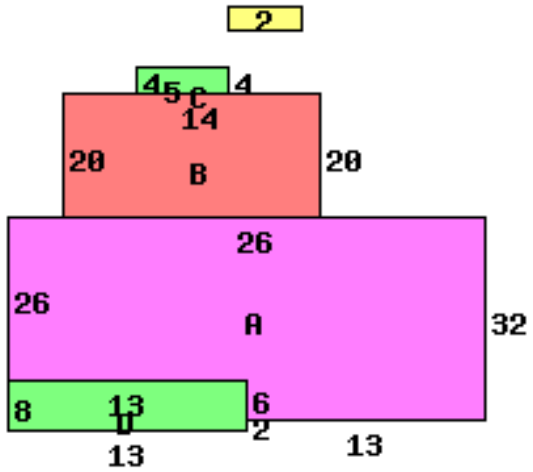
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5540	5540	5540	5540		5540	6370	6360
Bldg100%	51770	51770	51770	51770		51770	73110	73120
Totl100%	57310t	57310t	57310t	57310t		57310t	79490t	79480t
Cauv100%								
Tax Value:								
Land 35%	1940	1940	1940	1940		1940	2230	2230
Bldg 35%	18120	18120	18120	18120		18120	25590	25590
Totl 35%	20060t	20060t	20060t	20060t		20060t	27820t	27820t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	824.80	872.56	866.80	866.80	866.80			
Sp-Asmnt	21.04	30.09	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
2022	1360	15480	16840	786.66
2021	1360	15480	16840	789.52

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%	1.3700
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		67910
2	Garage	CB 0	22X24	528		C	OLD/FR	12670	.70		5210

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot	53.5000	54.00	136	95	138	131	7070	6360	Excess Fro

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