

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-080024.0000
GG37

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 E PT 22
	122 W RAILROAD ST	12	
	KENTON OH 43326	\$239,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2230	3200	3200	3200	3200
Bldg100%	35630	47800	47800	47800	47790
Totl100%	37860t	51000t	51000t	51000t	50990t
Cauv100%					
Tax Value:					
Land 35%	780	1120	1120	1120	1120
Bldg 35%	12470	16730	16730	16730	16730
Totl 35%	13250t	17850t	17850t	17850t	17850t
Hmstd35%					
Owner Oc					
Hmstd RB	618.94	733.94	776.44	771.30	
Net Tax					
Sp-Asmnt	20.80	20.80	29.42	29.42	

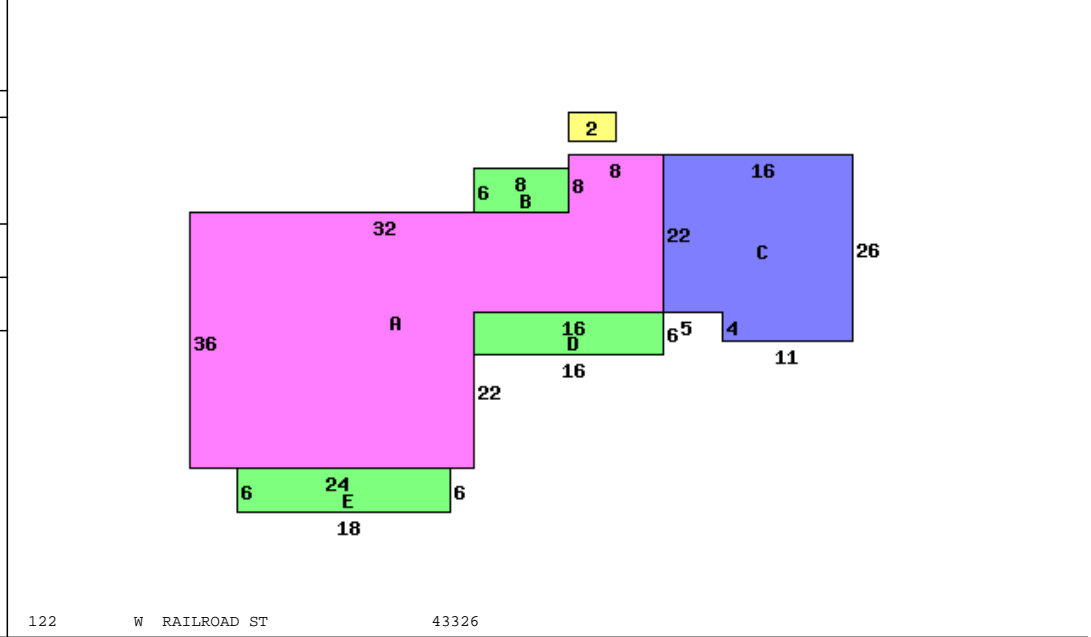
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1152		a	*MAIN
	EFF	P		48	1920	b	PORCH
	F	G		396	9500	c	GRAGE
	OFF	P		96	2880	d	PORCH
	OFF	P		108	3240	e	PORCH

L/C BILLY G FRADY 11-3-2017 \$57,500

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
591	12	2012-12-24	BMAR HOLDINGS LLC	12	239000	2340	33940
439	1	2008-09-03	WEAVER PHILLIP	LWD *	21900	2540	35200
534	1	2007-10-01	SKY BANK	LSH *	28000	2540	35200
106	1	2002-03-05	ADAMS GERALD R & CARRIE	LWD	49000	2260	26060
74	1	1999-02-12	BARRY ROBERT R & GEORGIA	LWD	39500	2400	14770
1155	1	1995-11-28	BAUGHMAN VON E & LINDA L	LWD	23000	2400	14000

Year	Land	Bldg	Total	Net Tax
2021	780	12470	13250	621.20
2020	780	12470	13250	539.56

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



122 W RAILROAD ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	1152 102060
	Subtotal	102060
Shingle	Roof	
	B 1 2 U A	
Plaster/Drywall	X	Air Conditioning 2050
Panelled Wall	X	Garages and Carports 9500
Floor/Hardwood	X	Extra Features 8040
Floor/Carpet	X	Total Value 121650
Floor/Tile-Lino	X	
Number of Rooms	5	PUB SIDEWALK
Bedrooms	3	
Central Heat	A	Neighborhood:
HOT WATER		Code: 3600
Central A/C	A	Dwl/Gar/NC% .9700
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1152		C-	OLD/AV	109490	.55	Dpr	47790
2 Shed	*PP	5X10	50		OLD/	0		Dpr	0
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
		45.00	53	59	120	3200	3200		

Call Back: Sign: PSN Date: 2014-11-18 Lister: 06-080024.0000-v082020R