BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-080024.0000 RES
GG37 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 E PT 22
	122 W RAILROAD 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%	3200	3200	3200	3200		3200	3660	3650
Bldg100%	47800	47800	47800	47800		47800	67510	67500
Totl100%	51000t	51000t	51000t	51000t		51000t	71170t	71150t
Cauv100%								
Tax Value:								
Land 35%	1120	1120	1120	1120		1120	1280	1280
Bldg 35%	16730	16730	16730	16730		16730	23630	23630
Totl 35%	17850t	17850t	17850t	17850t		17850t	24910t	24900t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	733.94	776.44	771.30	771.30	771.30			
Sp-Asmnt	20.80	29.42	29.42	29.42				

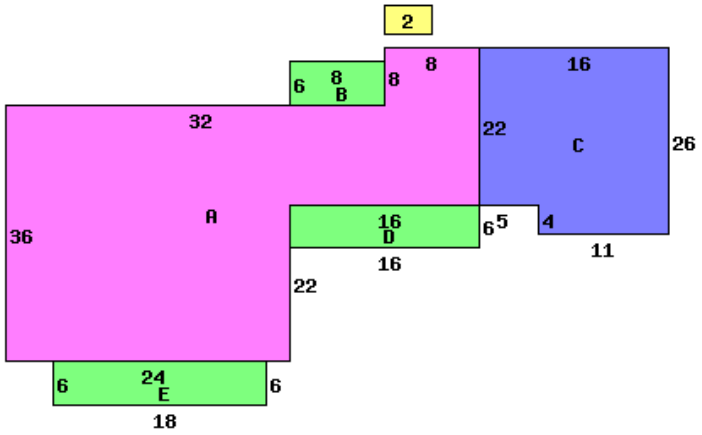
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1152		a	*MAIN
	EFP	P		48	1920	b	PORCH
	F	G		396	9500	c	GRAGE
	OFP	P		96	2880	d	PORCH
	OFP	P		108	3240	e	PORCH

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	1WD	*	21900	2540	35200
534	1	2007-10-01	SKY BANK	1SH	*	28000	2540	35200
106	1	2002-03-05	ADAMS GERALD R & CARRIE	1WD		49000	2260	26060
74	1	1999-02-12	BARRY ROBERT R & GEORGIA	1WD		39500	2400	14770
1155	1	1995-11-28	BAUGHMAN VON E & LINDA L	1WD		23000	2400	14000

Year	Land	Bldg	Total	Net Tax
2022	780	12470	13250	618.94
2021	780	12470	13250	621.20

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



122 W RAILROAD ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1152	102060
	Subtotal			102060
Shingle	Roof	GABLE		

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		
		Neighborhood:	
Central Heat	A	Code:	3600
HOT WATER		Dwl/Gar/NC%	1.3700
Central A/C	A		
Plumbing			
Standard	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 F/C		1152		C-	OLD/AV	109490	.55		67500
2	Shed	*PP 0	5X10	50			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		45.00	53	59	138	81	3650	3650

Call Back: Sign: PSN Date: 2014-11-18 Lister: