

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-090016.0000
EE67

RES
2025

sale

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

2022	BMAR HOLDINGS LLC	2013-01-25	
2023	BMAR HOLDINGS LLC	2013-01-25	
2024	BMAR HOLDINGS LLC	2013-01-25	
2025	BMAR HOLDINGS LLC	2013-01-25	LETSONS 3RD 107
	121 W LETSON ST	LWD	
	KENTON OH 43326	\$20,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3800	5460	5460	5460	5450
Bldg100%	71460	88540	88540	88540	88540
Totl100%	75260t	94000t	94000t	94000t	93990t
Cauvl00%					
Tax Value:					
Land 35%	1330	1910	1910	1910	1910
Bldg 35%	25010	30990	30990	30990	30990
Totl 35%	26340t	32900t	32900t	32900t	32900t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1230.42	1352.74	1431.06	1421.62	
Sp-Asmnt	31.52	31.52	43.71	33.71	

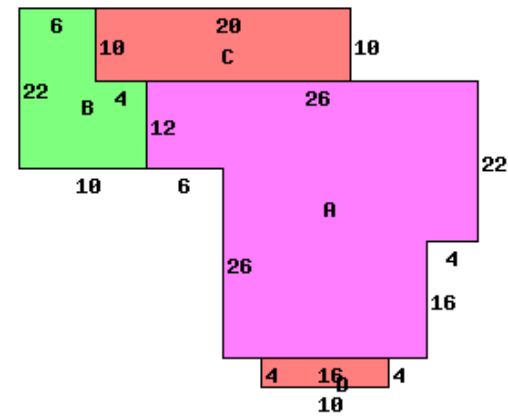
SHB+ 1T	CONS F/C	TYPE M	FACT	SQ-FT 768	VALUE 540	a *MAIN
1	PAT	P		180		b PORCH
1	F/C	A		200		c ADDTN
1	F/C	A		40		d ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
40	1	2013-01-25	BMAR HOLDINGS LLC	LWD *	20000	4000	50630
386	1	2012-08-28	AMERICAN BUDGET CO	LSH *	14000	4000	50630
222	1	2007-06-19	WALLER JULIE A	LWD *	0	3800	60970
213	1	2007-06-12	SECRETARY HOUSING & URBA	LQC *	0	3800	60970
480	1	2006-11-21	WELLS FARGO BANK TRUSTEE	IDD *	0	3800	60970
593	1	2000-10-06	NICHOLS DARRELL E & MARI	LWD	74000	3430	45770
253	1	1997-07-02	CONOVER WILLIAM C ETAL	LQC *	0	3630	11260
296	1	1997-05-30	CONOVER WILLIAM C ETAL	IDD	13800	3630	11260
466	1	1996-10-17	RHODEN DAVID R & WRIGHT	IAF *	0	3600	10910
26	1	1991-01-14		LUN *	12000	0	22110

Year	Land	Bldg	Total	Net Tax
2021	1330	25010	26340	1234.90
2020	1330	25010	26340	1072.62

p r o j e c t		ben acres / % factor	
902 MAIN DISTRICT CONSERVANCY	XA/2025		
500 HARDIN COUNTY LANDFILL	XA/2025		

2



121 W LETSON ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1T	Sq-Ft	Value
Floor Level	1008	101460
	768	41720
	Subtotal	143180
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	X X	Heating -890
Panelled Wall	X	Plumbing 2100
Floor/Carpet	X X	Extra Features 540
Floor/Tile-Lino	X	Total Value 144930
Number of Rooms	8 1	
Bedrooms	4	PUB SIDEWALK
Central Heat	X	Neighborhood:
FORCED AIR		Code: 3600
Plumbing		Dwl/Gar/NC% .9700
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1T F/C	1776		C	OLD/GD	.40		84350
2 Garage		400		C	1998AV	.55		4190
front lot		effective	depth	actual	effective	extended	true	
		54.00	108	84	120	5450	5450	

Call Back:	Sign: PSN Date: 2014-12-19	Lister:
------------	----------------------------	---------