BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-110044.0000 RES
EE61 2026

sale

2023 BMAR HOLDINGS LLC	2013-09-17	
2024 BMAR HOLDINGS LLC	2013-09-17	
2025 BMAR HOLDINGS LLC	2013-09-17	
2026 BMAR HOLDINGS LLC	2013-09-17	SCHNEIDERS 6
825 S DETROIT ST	1DD	SEE PARCEL 06-110044.0100
	$15,000	FOR REST OF SPECIAL ASSES
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

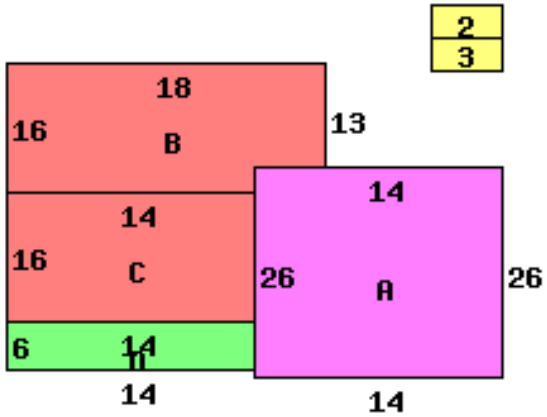
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6170	6170	6170	6170		6170	7060	7070
Bldg100%	51400	51400	51400	51400		51400	72600	72610
Totl100%	57570t	57570t	57570t	57570t		57570t	79660t	79680t
Cauv100%								
Tax Value:								
Land 35%	2160	2160	2160	2160		2160	2470	2470
Bldg 35%	17990	17990	17990	17990		17990	25410	25410
Totl 35%	20150t	20150t	20150t	20150t		20150t	27880t	27890t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	828.52	876.46	870.68	870.68	870.68			
Sp-Asmnt	385.23	93.06	30.05	30.05				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		364		a	*MAIN
1	F/C	A		276		b	ADDTN
1 A	F/C	A		224		c	ADDTN
	OFP	P		84	2520	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
448	1	2013-09-17	BMAR HOLDINGS LLC	1DD *	15000	4540	34890
66	1	2000-01-31	REA KEVIN J & A DARLENE	1WD *	25000	4400	29230
18	1	1992-01-07		1UN *	0	0	19310

Year	Land	Bldg	Total	Net Tax
2022	1510	14060	15570	727.32
2021	1510	14060	15570	729.98

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



825 S DETROIT ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	864	98480
	Part Upper	FRAME	364	20600
	Qtr Story	FRAME	224	990
	Subtotal			120070
Metal	Roof	GABLE		

B 1 2 U A

Panelled Wall	X X	Heating	-480
Unfinished Wall	X	Extra Features	2520
Floor/Carpet	X X	Total Value	122110
Floor/Tile-Lino	L		
Number of Rooms	6 2 1	PUB SIDEWALK	
Bedrooms	1 2		
		Neighborhood:	
Central Heat	X	Code:	3600
FORCED AIR		Dwl/Gar/NC%	1.3700
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	1H F/C		1228		C-	OLD/AV	109900	.55		67750
2	Garage		22X24	528		D	1960AV	10140	.65		4860
3	P	*NV PAT0	12X24	288			1960AV	0			0

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

Call Back: Sign: PSN Date: 2014-12-19 Lister: 06-110044.0000-v082020R