

BUCK TWP
SOUTH KENTON CORP

00060

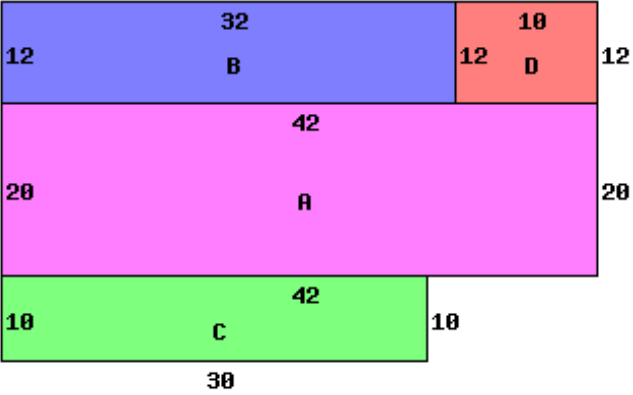
Hardin County, Ohio
Michael T. Bacon, Auditor

06-130050.0000
KK54

RES
2025

sale		Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r			
2022 BMAR HOLDINGS LLC	2013-05-10	Tax Year	2022	2023	2024
2023 BMAR HOLDINGS LLC	2013-05-10	Prop Cls	510	510	510
2024 BMAR HOLDINGS LLC	2013-05-10	Acres			
2025 BMAR HOLDINGS LLC	2013-05-10	Land100%	3170	4570	4570
138 LETSON AVE	2013-05-10 LETSONS 4TH S PT 131	Bldg100%	34970	44000	44000
	1WD	Totl100%	38140t	48570t	48570t
KENTON OH 43326	\$18,500	Cauv100%			
		Tax Value:			
		Land 35%	1110	1600	1600
		Bldg 35%	12240	15400	15400
		Totl 35%	13350t	17000t	17000t
		Hmstd35%			
		Owner 0c			
		Hmstd RB			
		Net Tax	623.64	698.98	739.44
		Sp-Asmnt	38.70	164.10	387.70

SHB+ 1	CONS F/C	TYPE M	FACT G	SQ-FT 840	VALUE 9220	a	*MAIN
1	F2 CVP	P	A	384 300 120	6900	b	GRAGE
						c	PORCH
						d	ADDTN
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
260	1	2025-06-20	138 LETSON AVE LLC	1WD	74000	4570	44000
230	1	2013-05-10	BMAR HOLDINGS LLC	1WD	18500	3370	30570
496	1	2012-10-25	FEDERAL HOME LOAN MORTGAG	1SH	24000	3370	30570
25	1	1997-01-15	CAMPBELL MARTHA S	1WD	43000	2260	14030
231	1	1996-04-25	MANN'S J B	1WD	18000	2310	13400
778	1	1993-08-27	HORNER REBECCA J & GERAL	1WD	13500	0	15710
Year	Land	Bldg	Total	Net Tax			
2021	1110	12240	13350	625.88			
2020	1110	12240	13350	543.64			
p r o j e c t				ben acres	/ %	factor	
902 MAIN DISTRICT CONSERVANCY							
500 HARDIN COUNTY LANDFILL							
				XA/2025			
				XA/2025			



Occupancy 1 Single Family				*DWELLING COMPUTATIONS												
Story Height	1			Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Floor Level						1 DWELLING	1 F/C	FtxFt	960	Rate	D+	Cond	Value	Dpr	Dpr	Value
												OLD/AV	100790	.55		43990
Shingle		Main Subtotal	FRAME	960	100780											
		Roof	GABLE		100780											
						front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
								55.00	70	69	120	83	4570	4570		
Plaster/Drywall	X	B 1 2 U A		Air Conditioning	1670											
Panelled Wall	X			Garages and Carports	9220											
Floor/Carpet	X			Extra Features	6900											
Number of Rooms	6			Total Value	118570											
Bedrooms	2															
				PUB PAVED ST/RD												
Central Heat	A			Neighborhood:												
FORCED AIR				Code:	3600											
Central A/C	A			Dwl/Gar/NC%	.9700											
Plumbing																
Standard	1															
						Call Back:		Sign: PSN	Date: 2015-03-23	Lister:						
						06-130050-0000-v082020R										

Call Back:

Sign: PSN Date: 2015-03-23 Lister:

06-130050.0000-v082020R