

JACKSON TWP
RIVERDALE SD

00190

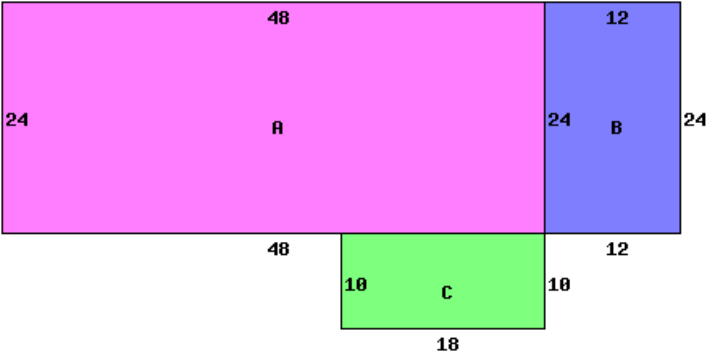
Hardin County, Ohio
Michael T. Bacon, Auditor

20-260060.0000
K19.03

RES
2025

Sale			Eff Rate: - 38.35 - 33.09 - 33.46 - 33.41 - a/r								
2022	BMAR HOLDINGS LLC	2013-10-10	Tax Year	2022	2023	2024	2025	2025	CAMA		
2023	LAWRENCE KELSIE	2022-01-06	Prop Cls	511	511	511	511	511	511		
2024	LAWRENCE KELSIE	2022-01-06	Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
2025	GARMON MASON L & EMILY	2024-06-21	FUNKS PT OL 1 1.00A	Land100%	12600	15000	15000	15000	17250		
	2378 N THIRD ST	1SD		Bldg100%	47060	55740	55740	55740	71360		
	FOREST OH 45843	\$109,600		Totl100%	59660t	70740t	70740t	70740t	88610t		
				Cauv100%							
			Tax Value:								
		Orig Tax Year	1995	Land 35%	4410	5250	5250	5250	6040		
				Bldg 35%	16470	19510	19510	19510	24980		
				Totl 35%	20880t	24760t	24760t	24760t	31010t		
				Hmstd35%				24760			
				Owner Oc				17.94	17.94	hmstd	5250 l 19510 b
				Hmstd RB							
				Net Tax	731.98	747.26	756.68	737.56	737.56		
				Sp-Asmnt	18.00	22.00	18.00	18.00			

SHB+ 1	CONS F/C DK	TYPE M GP	FACT	SQ-FT 1152 288 180	VALUE 6910 2700	a b c	*MAIN GRAGE PORCH
Sale# 247	#p 1	sale date 2024-06-21	To GARMON MASON L & EMILY	Type/Invalid? 1SD	Sale\$ 109600	co:land 15000	co:bldg 55740
11	1	2022-01-06	LAWRENCE KELSIE	1WD	65000	12600	47060
492	1	2013-10-10	BMAR HOLDINGS LLC	1SH	12000	10510	28310
Year 2021	Land 4410	Bldg 16470	Total 20880	Net Tax 797.48			
2020	4410	16470	20880	799.32			
p r o j e c t		ben acres		/ %	factor		
500	HARDIN COUNTY LANDFILL		XA/2025				
921	BLANCHARD RIVER MAINT		XA/2023				



Occupancy 1 Single Family				*DWELLING COMPUTATIONS													
Story Height 1				Sq-Ft Value		Bldg Type 1 DWELLING		SHB+Cons 1 F/C	DixHt FtxFt	Area 1152	Unit Rate	Grade D	Blt/Renov Cond 1991FR	Replace Value 91020	Phy Dpr .30	Fnc Dpr .30	True Value 71360
Floor Level		Main Subtotal		FRAME 1152 102060													
Shingle		Roof		GABLE 102060													
						homesite		acres/ frontage 1.0000	effective frontage	depth	depth factor	actual rate 17250	effective rate 17250	extended value 17250	true value 17250		
Plaster/Drywall				X		Plumbing											
Floor/Carpet				X		Garages and Carports		6910									
Number of Rooms				5		Extra Features		2700									
Bedrooms				3		Total Value		113770									
Central Heat				A		Neighborhood:											
FORCED AIR						Code:		2000									
Plumbing						Dwl/Gar/NC%		1.6000									
Standard				1													
Extra 3 Fixture				1													
						Call Back:		Sign: PSN Date: 2015-11-06 Lister:								20-260060 0000-v082020P	