

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
2023 LAWRENCE KELSIE	2022-01-06
2024 LAWRENCE KELSIE	2022-01-06
2025 GARMON MASON L & EMILY	2024-06-21 FUNKS PT OL 1 1.00A
2378 N THIRD ST	1SD
FOREST OH 45843	\$109,600

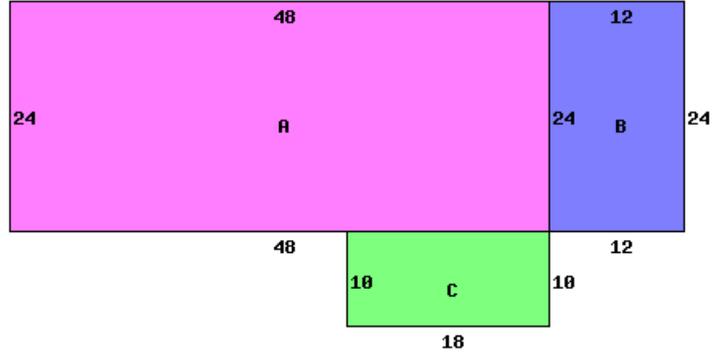
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	15000
Land100%	12600	15000	15000	15000	55750
Bldg100%	47060	55740	55740	55740	70750t
Totl100%	59660t	70740t	70740t	70740t	
Cauv100%					
Tax Value:					
Land 35%	4410	5250	5250	5250	5250
Bldg 35%	16470	19510	19510	19510	19510
Totl 35%	20880t	24760t	24760t	24760t	24760t
Hmstd35%				24760	
Owner Oc				17.94	hmstd 5250 l 19510 b
Hmstd RB					
Net Tax	731.98	747.26	756.68	737.56	
Sp-Asmnt	18.00	22.00	18.00	18.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1152		b	GRAGE
	F	G		288	6910	c	PORCH
	DK	F		180	2700		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
247	1	2024-06-21	GARMON MASON L & EMILY J	1SD	109600	15000	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	Land	Bldg	Total	Net Tax
2021	4410	16470	20880	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



2378 N THIRD ST 45843

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1152	102060
Shingle	Main Subtotal	102060
	Roof	
Plaster/Drywall	X	Plumbing 2100
Floor/Carpet	X	Garages and Carports 6910
Number of Rooms	5	Extra Features 2700
Bedrooms	3	Total Value 113770
Central Heat	A	
FORCED AIR		Neighborhood:
Plumbing		Code: 2000
Standard	1	Dwl/Gar/NC% 1.2500
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
		1152		D	1991FR	.30	.30	55750
homesite	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	factor	rate	rate	value	value	
	1.0000			15000	15000	15000	15000	