

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-260060.0000
K19.03

RES
2023

sale

Eff Rate:- 41.93 — 41.83 — 38.35 — 33.09 — a/r

2020 BMAR HOLDINGS LLC	2013-10-10
2021 BMAR HOLDINGS LLC	2013-10-10
2022 BMAR HOLDINGS LLC	2013-10-10
2023 LAWRENCE KELSIE	2022-01-06 FUNKS PT OL 1 1.00A
2378 N THIRD ST	LWD
FOREST OH 45843	\$65,000 04.0-03-26-060

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	511	511	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	15000
Land100%	12600	12600	12600	15000	55750
Bldg100%	47060	47060	47060	55740	70750t
Totl100%	59660t	59660t	59660t	70740t	
Cauv100%					

2024 GARMON MASON L & EMILY	0024-06x2Year	1995
2378 N THIRD ST	1SD	
FOREST OH 45843		

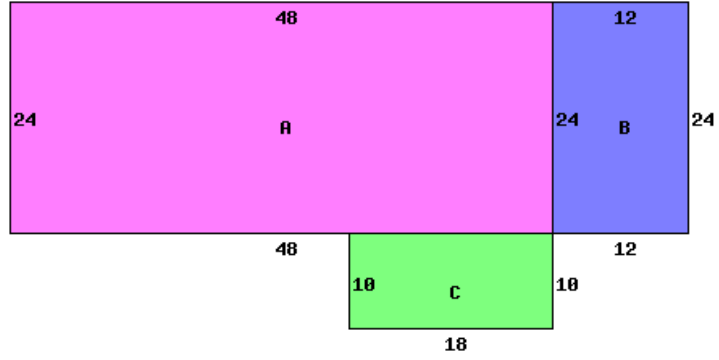
Tax Value:					
Land 35%	4410	4410	4410	5250	5250
Bldg 35%	16470	16470	16470	19510	19510
Totl 35%	20880t	20880t	20880t	24760t	24760t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	799.32	797.48	731.98	747.26	
Sp-Asmnt	18.00	18.00	18.00	22.00	

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

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	LWD	65000	12600	47060
492	1	2013-10-10	BMAR HOLDINGS LLC	1SH	12000	10510	28310

Year	Land	Bldg	Total	Net Tax
2019	4200	14430	18630	697.58
2018	4200	14430	18630	665.02

p r o j e c t		ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL			XA/2023
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 Carperts 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	depth	rate	rate	value	value	
	1.0000		factor	15000	15000	15000	15000	