

JACKSON TWP
RIVERDALE SD

00190

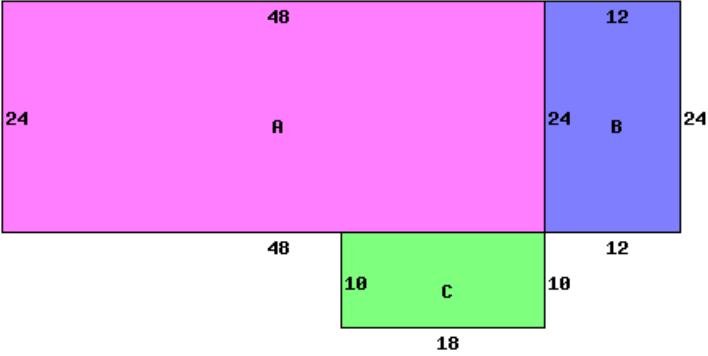
Hardin County, Ohio
Michael T. Bacon, Auditor

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	15000		17250
2378 N THIRD ST	1SD		Bldg100%	47060	55740	55740	55740	55740		71360
FOREST OH 45843	\$109,600		Totl100%	59660t	70740t	70740t	70740t	70740t		88610t
			Cauv100%							
			Tax Value:							
Orig Tax Year 1995			Land 35%	4410	5250	5250	5250	5250		6040
			Bldg 35%	16470	19510	19510	19510	19510		24980
			Totl 35%	20880t	24760t	24760t	24760t	24760t		31010t
			Hmstd35%				24760	24760		
			Owner 0c				17.94	17.94	hmstd	5250 1 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 11 492	#p 1 1 1	sale date 2024-06-21 2022-01-06 2013-10-10	To GARMON MASON L & EMILY LAWRENCE KELSIE BMAR HOLDINGS LLC	Type/Invalid? 1SD 1WD 1SH	Sale\$ 109600 65000 12000	co:land 15000 12600 10510	co:bldg 55740 47060 28310			
Year 2021 2020	Land 4410 4410	Bldg 16470 16470	Total 20880 20880	Net Tax 797.48 799.32						
p r o j e c t					ben acres		/ %	factor		
500 921	HARDIN COUNTY LANDFILL BLANCHARD RIVER MAINT			XA/2025 XA/2023						



Occupancy 1 Single Family		*DWELLING COMPUTATIONS		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	
Story Height 1		Main Subtotal	FRAME	1152	102060																				
Floor Level		Roof	GABLE		102060																				
Shingle		B 1 2 U A				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				2100																				
Floor/Carpet	X				6910																				
Number of Rooms	5				2700																				
Bedrooms	3				113770																				
Central Heat	A																								
FORCED AIR																									
Plumbing					2000																				
Standard	1				1.6000																				
Extra 3 Fixture	1																								

Call Back:

Sign: PSN Date: 2015-11-06 Lister:

20-260060.0000-v082020R