JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-020043.0000 RES
G55 2025

sale

2022	BMAR HOLDINGS LLC	2013-03-29
2023	BMAR HOLDINGS LLC	2013-03-29
2024	BMAR HOLDINGS LLC	2013-03-29
2025	BMAR HOLDINGS LLC	2013-03-29 PT SMITHS 1ST W 1/2 OL 4
	418 W DIXON ST	1WD .54A
		$23,700
	FOREST OH 45843	

Eff Rate: – 40.15 — 34.89 — 35.26 — 35.21 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	.5400	.5400	.5400	.5400	
Land100%	6710	7290	7290	7290	7280
Bldg100%	48770	53260	53260	53260	53250
Totl100%	55490t	60540t	60540t	60540t	60530t
Cauv100%					
Tax Value:					
Land 35%	2350	2550	2550	2550	2550
Bldg 35%	17070	18640	18640	18640	18640
Totl 35%	19420t	21190t	21190t	21190t	21190t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	712.28	673.86	681.88	680.90	
Sp-Asmnt	18.00	22.00	18.00	18.00	

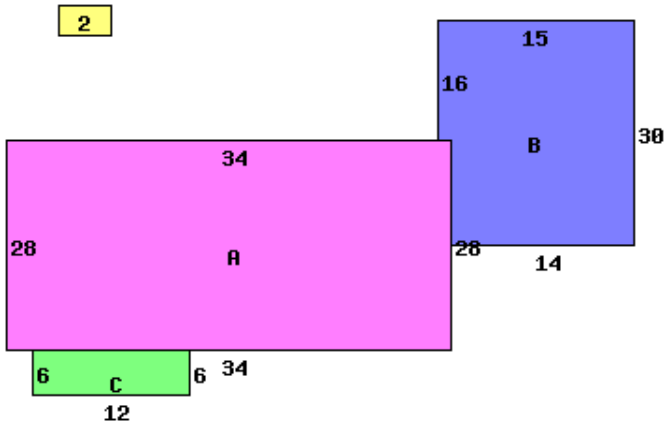
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		952		a	*MAIN
	F	G		436	10460	b	GRAGE
	OP	P		72	2160	c	PORCH

L/C MICHAEL SR & CAITLYN LIPPERT 8-25-22 $66,000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
149	1	2013-03-29	BMAR HOLDINGS LLC	1WD *	23700	7430	45460
32	1	2013-01-24	FANNIE MAE	1SH	30667	7430	45460

Year	Land	Bldg	Total	Net Tax
2021	2350	17070	19420	773.18
2020	2350	17070	19420	774.88

p r o j e c t		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2025			



418 DIXON ST 45843

Occupancy 1 Single Family

Story Height 1
Floor Level Main FRAME
Subtotal
Shingle Roof GABLE

B 1 2 U A

Plaster/Drywall	X
Panelled Wall	X
Floor/Hardwood	X
Floor/Carpet	X
Number of Rooms	5
Bedrooms	3
Central Heat	A
ELECTRIC	
Plumbing	
Standard	1

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	952	99940
		99940

Garages and Carports	10460
Extra Features	2160
Total Value	112560

PUB PAVED ST/RD

Neighborhood:
Code: 2300
Dwl/Gar/NC% 1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		952		D+	1958FR	95680	.47		53250
2	Shed	*PP	10X12	120			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	75.0000	75.00	315	121	80	97	7280	7280

Call Back: Sign: PSN Date: 2015-03-18 Lister: 23-020043.0000-v082020R