JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-020043.0000 RES
G55 2026

sale

2023 BMAR HOLDINGS LLC	2013-03-29	
2024 BMAR HOLDINGS LLC	2013-03-29	
2025 BMAR HOLDINGS LLC	2013-03-29	
2026 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: – 34.89 — 35.26 — 35.21 — 35.21 — a/r

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres	.5400	.5400	.5400	.5400	.5400			
Land100%	7290	7290	7290	7290		7290	8340	8330
Bldg100%	53260	53260	53260	53260		53260	73540	73530
Totl100%	60540t	60540t	60540t	60540t		60540t	81890t	81860t
Cauv100%								
Tax Value:								
Land 35%	2550	2550	2550	2550		2550	2920	2920
Bldg 35%	18640	18640	18640	18640		18640	25740	25740
Totl 35%	21190t	21190t	21190t	21190t		21190t	28660t	28650t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	673.86	681.88	680.90	680.90	680.90			
Sp-Asmnt	22.00	18.00	18.00	18.00				

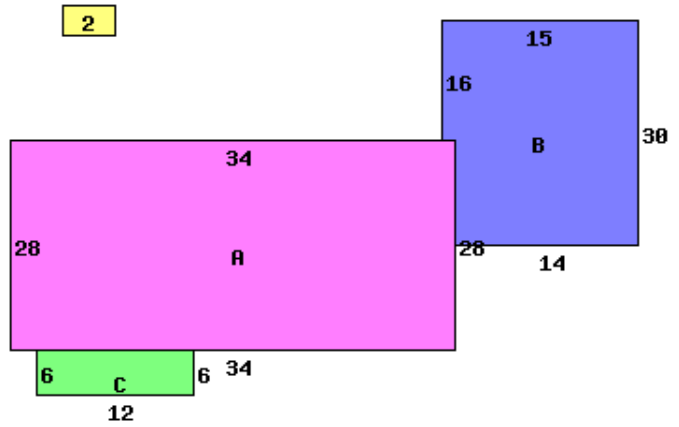
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		952		a	*MAIN
	F	G		436	10460	b	GRAGE
	OP	P		72	2160	c	PORCH

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
2022	2350	17070	19420	712.28
2021	2350	17070	19420	773.18

project		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2025			



418 DIXON ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	952	99940
	Subtotal			99940
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Garages and Carports	10460
Panelled Wall	X	Extra Features	2160
Floor/Hardwood	X	Total Value	112560
Floor/Carpet	X		
Number of Rooms	5	PUB PAVED ST/RD	
Bedrooms	3		
		Neighborhood:	
Central Heat	A	Code:	2300
ELECTRIC		Dwl/Gar/NC%	1.4500
Plumbing			
Standard	1		

	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		73530
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	92	111	8330	8330

Call Back: Sign: PSN Date: 2015-03-18 Lister: