

JACKSON TWP
FOREST CORP

00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-020043.0000
G55

RES
2025

sale

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

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	LWD	.54A
	FOREST OH 45843	\$23,700	

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	

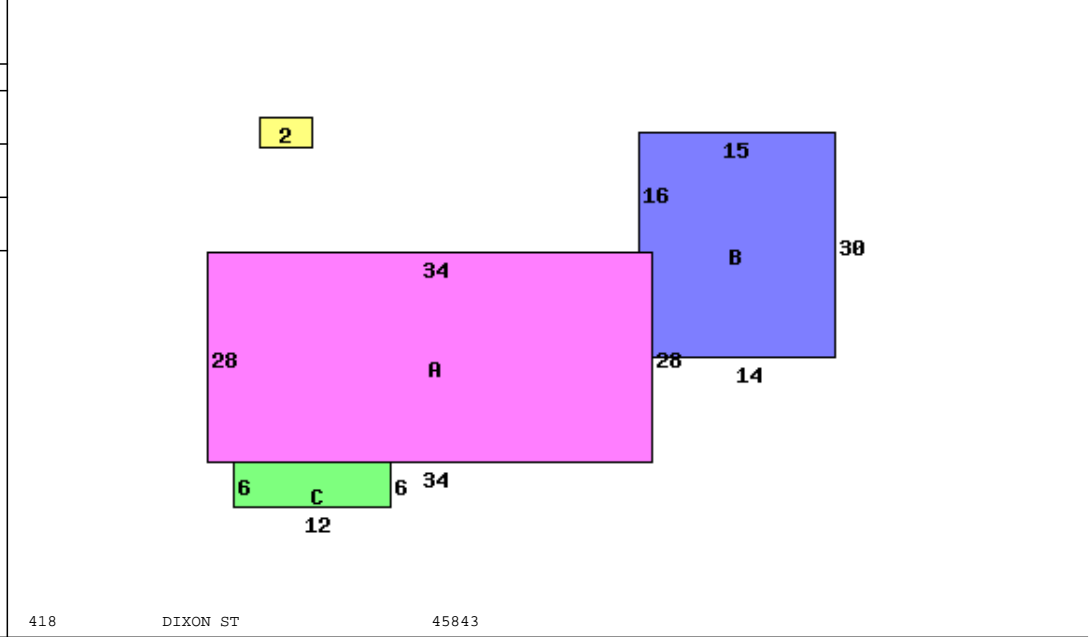
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		952			
	F	G		436	10460	b	GRAGE
	OP	P		72	2160	c	PORCH

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	LWD *	23700	7430	45460
32	1	2013-01-24	FANNIE MAE	LSH	30667	7430	45460

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

project
921 BLANCHARD RIVER MAINT XA/2023
500 HARDIN COUNTY LANDFILL XA/2025



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	952	99940
Shingle	Subtotal	99940
	Main	FRAME
	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	
Central Heat	A	Neighborhood:
ELECTRIC		Code: 2300
Plumbing		Dwl/Gar/NC% 1.0500
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	PtxFt	Area	Grade	Cond	Dpr	Dpr	Value
2 Shed	*PP	10X12	952	D+	1958FR	.47		53250
			120	OLD/	95680	0		0
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	75.0000	75.00	315	121	80	97	7280	7280