JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-160004.0000 RES
F56 2026

sale

2023 BMAR HOLDINGS LLC	2014-11-25	
2024 BMAR HOLDINGS LLC	2014-11-25	
2025 BMAR HOLDINGS LLC	2014-11-25	
2026 BMAR HOLDINGS LLC	2014-11-25	STOCKTONS 4
608 S DAVIS ST	1WD	
	$27,000	
FOREST OH 45843		

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

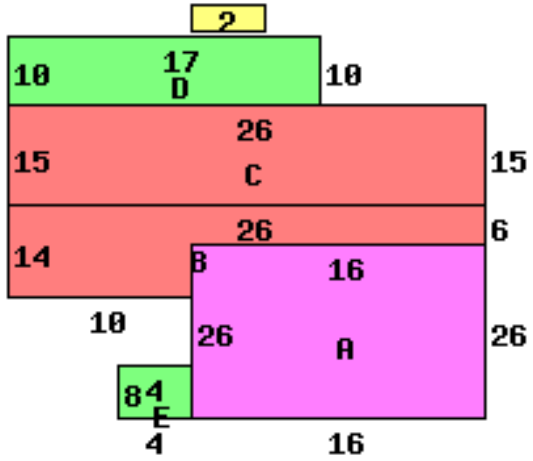
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3600	3600	3600	3600		3600	4140	4140
Bldg100%	67740	67740	67740	67740		67740	93510	93520
Totl100%	71340t	71340t	71340t	71340t		71340t	97660t	97660t
Cauv100%								
Tax Value:								
Land 35%	1260	1260	1260	1260		1260	1450	1450
Bldg 35%	23710	23710	23710	23710		23710	32730	32730
Totl 35%	24970t	24970t	24970t	24970t		24970t	34180t	34180t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	794.06	803.52	802.36	802.36	802.36			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		416		a	*MAIN
1	F/C	A		236		b	ADDTN
1	F/C	A		390		c	ADDTN
	OP	P		170	5100	d	PORCH
	OP	P		32	960	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
530	1	2014-11-25	BMAR HOLDINGS LLC	1WD		27000	3690	39890
342	1	2014-08-08	THE BANK OF NEW YORK MELL	1SD	*	32000	3690	39890
533	1	2004-08-26	VIGNERON MICHAEL J	1WD		66950	2430	48400
624	1	1988-08-05		1WD		25000	0	20000

Year	Land	Bldg	Total	Net Tax
2022	1160	17520	18680	685.12
2021	1160	17520	18680	743.70

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



608 S DAVIS ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1042	104880
	Part Upper	FRAME	416	22960
	Subtotal			127840
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Air Conditioning	2600
Panelled Wall	X	Extra Features	6060
Floor/Hardwood	X X	Total Value	136500
Floor/Carpet	X X		
Number of Rooms	5 2	PUB SIDEWALK	
Bedrooms	1 2		
		Neighborhood:	
Central Heat	A	Code:	2300
HOT WATER		Dwl/Gar/NC%	1.4500
Central A/C	A		
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	1H F/C		1458		C-	OLD/AV	122850	.55		80160
2	Garage		24X40	960		C	1993AV	23040	.60		13360

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		45.00	150	100	92	92	4140	4140

Call Back: Sign: PSN Date: 2015-02-16 Lister:

23-160004.0000-v082020R