

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-340022.0000
F97

RES
2025

sale

Eff Rate:- 44.45 — 40.66 — 39.34 — 39.29 — a/r

2022 BMAR HOLDINGS LLC	2015-04-28		
2023 BMAR HOLDINGS LLC	2015-04-28		
2024 BMAR HOLDINGS LLC	2015-04-28		
2025 BMAR HOLDINGS LLC	2015-04-28	10010 .887A	
3536 CR 190	1SD		
BELLE CENTER OH 43310	\$28,000		

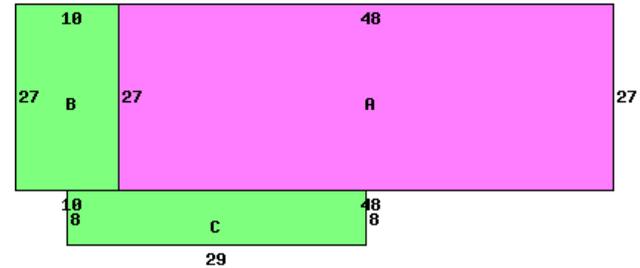
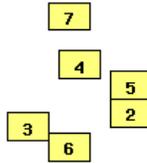
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	561	561	561	561	561
Acres	.8900	.8900	.8900	.8900	
Land100%	11970	17110	17110	17100	17100
Bldg100%	66140	83030	83030	83030	83030
Totl100%	78110t	100140t	100140t	100140t	100130t
Cauv100%					
Tax Value:					
Land 35%	4190	5990	5990	5990	5990
Bldg 35%	23150	29060	29060	29060	29060
Totl 35%	27340t	35050t	35050t	35050t	35050t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1100.70	1303.08	1262.80	1261.08	
Sp-Asmnt	30.11	30.11	56.14	58.60	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1296		a	*MAIN
	DK	P		270	4050	b	PORCH
	DK	P		232	3480	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
186	1	2015-04-28	BMAR HOLDINGS LLC	1SD	28000	9970	52340
656	1	1990-08-14		1UN *	35000	0	20030
174	0	1988-03-11		*	1600	0	20030
75	0	1988-02-04		*	30000	0	20030

Year	Land	Bldg	Total	Net Tax
2021	4190	23150	27340	1163.30
2020	4190	23150	27340	1179.32

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
147 KILLOUGH #919 SCIOTO RIVER M	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
324 HARPSTER - SCIOTO RIVER	XA/2025			



3536 CR 190 43310

Occupancy 4 M/H on Real Estate	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 1			
Floor Level	Main	FRAME	1296 107140
Shingle	Subtotal		107140
	Roof	GABLE	
Plaster/Drywall	D	Air Conditioning	2330
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	X	Extra Features	7530
Number of Rooms	5	Total Value	119100
Bedrooms	3		
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1	Topo: ROLLING	
Extra 3 Fixture	1	Neighborhood:	
		Code:	3100
		Dwl/Gar/NC%	1.1800

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	27X48	1296		MHD	1996AV	95280	.24	.15	72630
2 Milk House	*NV	0 11X12	132			OLD/PR	0			0
3 Shed	*NV	0 12X14	168			OLD/FR	0			0
4 Shed	*SV	0 16X30	480			OLD/AV	100			100
5 Shed	*SV	0 20X30	600			OLD/VP	100			100
6 Garage	F	30X24	720		C	2004AV	17280	.50		10200
7 Shed	*PP	10X10	100			OLD/AV	0			0

homesite	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	.8900				18000	18000	17100	17100