

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			

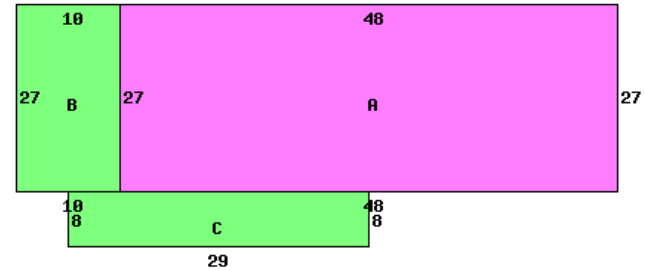
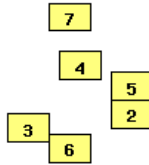
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	561	561	561	561	561
Acres	.8900	.8900	.8900	.8900	
Land100%	11970	17110	17110	17110	17100
Bldg100%	66140	83030	83030	83030	83030
Totl100%	78110t	100140t	100140t	100140t	100130t
Cauv100%					
Tax Value:					
Land 35%	4190	5990	5990	5990	5990
Bldg 35%	23150	29060	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
Story Height 1	Sq-Ft Value
Floor Level	1296 107140
Shingle	107140
Plaster/Drywall	Air Conditioning 2330
Floor/Carpet	Plumbing 2100
Floor/Tile-Lino	Extra Features 7530
Number of Rooms	Total Value 119100
Bedrooms	3
Central Heat	PUB ELECTRIC
FORCED AIR	PRIV WATER
Central A/C	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	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