PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-341046.0000 RES
N37 2025

sale

2022	BMAR HOLDINGS LLC	2021-04-01
2023	JOHNSON KELLY & TRACY	2022-04-05
2024	JOHNSON KELLY & TRACY	2022-04-05
2025	JOHNSON KELLY & TRACY	2022-04-05 MYERS PARKVIEW 50
	11907 HILLCREST DR	1SD
		$0
	KENTON OH 43326	

Eff Rate: – 49.60 — 43.46 — 45.84 — 45.76 — a/r

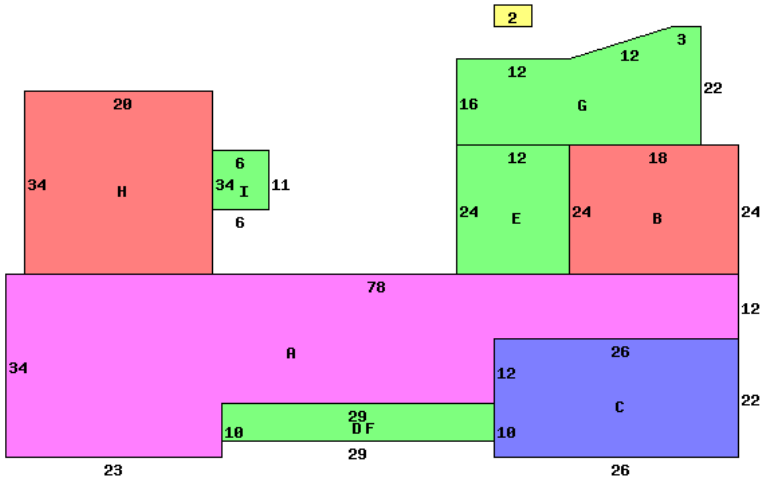
Tax Year	2022	2023	2024	2025	2025			CAMA
Prop Cls	510	510	510	510	510			510
Acres								
Land100%	18600	25310	25310	25310	25310			25300
Bldg100%	166490	197490	197490	197490	197490			197480
Totl100%	185090t	222800t	222800t	222800t	222800t			222780t
Cauv100%								
Tax Value:								
Land 35%	6510	8860	8860	8860	8860			8860
Bldg 35%	58270	69120	69120	69120	69120			69120
Totl 35%	64780t	77980t	77980t	77980t	77980t			77970t
Hmstd35%				77980	77980			
Owner Oc	61.16	66.78	66.72	66.02	66.02	hmstd	8860 l	69120 b
Hmstd RB								
Net Tax	2907.46	3055.22	3240.98	3238.58	3238.58			
Sp-Asmnt	25.82	25.82	43.98	43.98				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1790		a	*MAIN
1	F/C	A		432		b	ADDTN
	F2	G		572	13730	c	GRAGE
	RFX	P		203	2030	d	PORCH
	PAT	P		288	860	e	PORCH
	STP	P		203	810	f	PORCH
	DK	P		467	7010	g	PORCH
1	F/C	A		680		h	ADDTN
	DK	P		66	990	i	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
146	1	2022-04-05	JOHNSON KELLY & TRACY	1SD		0	18600	166490
111	1	2021-04-01	BMAR HOLDINGS LLC	1SH		135800	18600	166490
547	1	2005-08-16	CHENEY AMY	1WD		189900	14630	113110
449	1	2005-07-12	SHARROCK DAVID R & DORIS	1SD		81000	14630	113110
255	1	2005-04-25	HOME CENTRAL INC	1WD		80000	14630	113110
121	1	2004-03-05	U S BANK TRUSTEE	1SH		90000	14630	113110
59	1	1997-02-06	MORRIS THOMAS & JAYME	1WD		80000	13970	65110
229	1	1990-03-26		1UN	*	0	0	70110

Year	Land	Bldg	Total	Net Tax
2021	6510	58270	64780	2918.48
2020	6510	58270	64780	2518.90

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
254	WARD #1013 SCIOTO RIVER MAIN	XA/2025			



11907 HILLCREST LANE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2902	184450
	Subtotal			184450
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	D	Fireplaces	2000
Panelled Wall	X	Air Conditioning	5050
Floor/Hardwood	X	Plumbing	1400
Floor/Carpet	X	Garages and Carports	13730
Number of Rooms	9	Extra Features	14740
Bedrooms	3	Total Value	221370
Fireplace		PUB ELECTRIC	
Openings	1	PUB GAS	
Stacks	1	PRIV WATER	
Central Heat	A	PRIV SEWER	
ELECTRIC		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3320
Extra 2 Fixture	1	Dwl/Gar/NC%	1.1800

	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		2902		B-	1960GD	265640	.37		197480
2	Pool	*PP		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	110.0000	110.00	220	115	200	230	25300	25300

Call Back: Sign: PSN Date: 2015-08-11 Lister:

33-341046.0000-v082020R