

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-392002.0000  
L50

RES  
2025

sale

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

2022 BMAR HOLDINGS LLC	2017-10-17
2023 BMAR HOLDINGS LLC	2017-10-17
2024 BMAR HOLDINGS LLC	2017-10-17
2025 BILLENSTEIN JESSICA	2024-10-15 PT NE 1/4 FRAC 2 .459A
16696 CR 144	1WD
KENTON OH 43326	\$100,000

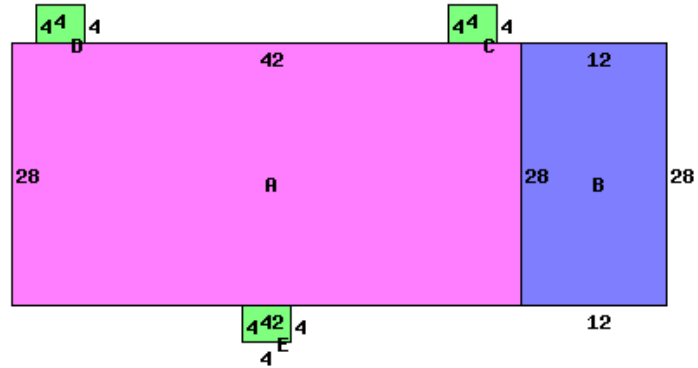
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	.4600	.4600	.4600	.4600	
Land100%	11860	13600	13600	13600	13600
Bldg100%	71260	89860	89860	89860	89870
Totl100%	83110t	103460t	103460t	103460t	103470t
Cauv100%					
Tax Value:					
Land 35%	4150	4760	4760	4760	4760
Bldg 35%	24940	31450	31450	31450	31450
Totl 35%	29090t	36210t	36210t	36210t	36210t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1333.08	1449.68	1535.92	1534.48	
Sp-Asmnt	24.10	24.10	33.89	33.89	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B/C	M		1176			GRAGE
	B	G		336	9410		GRAGE
	STP	P		16	60		PORCH
	STP	P		16	60		PORCH
	STP	P		16	60		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
451	1	2024-10-15	BILLENSTEIN JESSICA	1WD	100000	13600	89860
454	1	2017-10-17	BMAR HOLDINGS LLC	1SD *	0	7460	65570

Year	Land	Bldg	Total	Net Tax
2021	4150	24940	29090	1338.04
2020	4150	24940	29090	1158.80

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
159 MOREY - SCIOTO			XA/2025



16696 CR 144 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1176	114610
Metal	Subtotal	114610
Plaster/Drywall	D	Garages and Carports 9410
Floor/Hardwood	X	Extra Features 180
Floor/Carpet	X	Total Value 124200
Floor/Tile-Lino	X	
Number of Rooms	7	PUB ELECTRIC
Bedrooms	3	PUB GAS
Central Heat	A	PRIV WATER
FORCED AIR		PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	Neighborhood:
		Code: 3300
		Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 B/C			C-	1963AV	.40	89870
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value
		100.00	200	113	120	136	13600