PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-392002.0000 RES
L50 2026

sale

2023 BMAR HOLDINGS LLC	2017-10-17	
2024 BMAR HOLDINGS LLC	2017-10-17	
2025 BILLENSTEIN JESSICA	2024-10-15	
2026 BILLENSTEIN JESSICA	2024-10-15 PT NE 1/4 FRAC 2 .459A	
16696 CR 144	1WD	
	$100,000	
KENTON OH 43326		

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

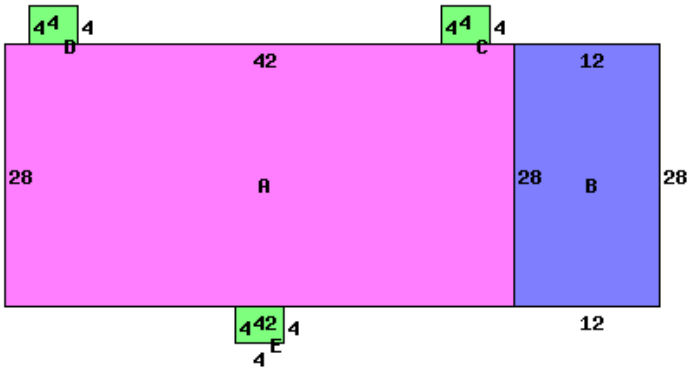
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	.4600	.4600	.4600	.4600	.4600			
Land100%	13600	13600	13600	13600		13600	15600	15600
Bldg100%	89860	89860	89860	89860		89860	114030	114020
Totl100%	103460t	103460t	103460t	103460t		103460t	129630t	129620t
Cauv100%								
Tax Value:								
Land 35%	4760	4760	4760	4760		4760	5460	5460
Bldg 35%	31450	31450	31450	31450		31450	39910	39910
Totl 35%	36210t	36210t	36210t	36210t		36210t	45370t	45370t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1449.68	1535.92	1534.48	1534.48	1534.48			
Sp-Asmnt	24.10	33.89	33.89	33.89				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		1176		a	*MAIN
	B	G		336	9410	b	GRAGE
	STP	P		16	60	c	PORCH
	STP	P		16	60	d	PORCH
	STP	P		16	60	e	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
2022	4150	24940	29090	1333.08
2021	4150	24940	29090	1338.04

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1176	114610
	Subtotal			114610
Metal	Roof	HIP		

B 1 2 U A

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	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
		Code:	3300
		Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B/C		1176		C-	1963AV	111780	.40		114020

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		100.00	200	113	138	156	15600	15600

Call Back: Sign: PSN Date: 2015-08-17 Lister:

33-392002.0000-v082020R