

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-110047.0000  
D07

RES  
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 BMAR HOLDINGS LLC	2015-04-14
2023 BMAR HOLDINGS LLC	2015-04-14
2024 BMAR HOLDINGS LLC	2015-04-14
2025 SHEPHERD TYLER O	2024-09-26
744 W FRANKLIN ST	2WD
KENTON OH 43326	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	4800	6830	6830	6830	6840
Land100%	77630	63860	63860	63860	63850
Bldg100%	82430t	70690t	70690t	70690t	70690t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1680	2390	2390	2390	2390
Bldg 35%	27170	22350	22350	22350	22350
Totl 35%	28850t	24740t	24740t	24740t	24740t
Hmstd35%					
Owner Oc			21.88	21.80	
Hmstd RB				859.34	
Net Tax	1347.68	1017.22	1054.24	187.88	
Sp-Asmnt	21.66	21.66	359.39	31.19	

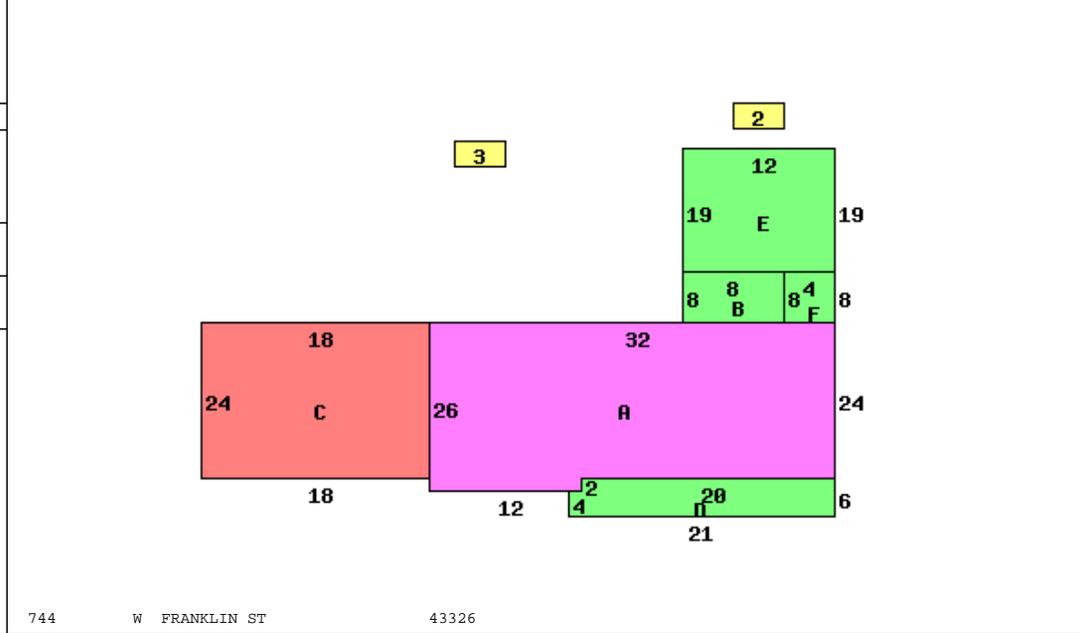
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		792			
	EFP	P		64	2560	b	PORCH
1	F/C	A		432		c	ADDTN
	OFF	P		124	3720	d	PORCH
	PAT	P		228	680	e	PORCH
	OFF	P		32	960	f	PORCH

L/C MICHAEL L CLEM 9-5-2018 \$65,000 INCLUDES PARCEL 36-110048

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
416	2	2024-09-26	SHEPHERD TYLER O	2WD	152500	6830	63860
162	2	2015-04-14	BMAR HOLDINGS LLC	2SH *	11074	5460	54910
382	2	2004-07-02	HART GREGORY D	2WD	75000	5400	48860
357	2	2001-07-23	MASI TERRY L	2WD	89000	5430	40370
147	2	2000-03-14	VAN BUSKIRK RICHARD R &	2WD	66000	5430	40370

Year	Land	Bldg	Total	Net Tax
2021	1680	27170	28850	1352.60
2020	1680	27170	28850	1174.84

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



744 W FRANKLIN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1224 104800
	Basement		792 14820
	Subtotal		119620
	Roof	GABLE	
Metal	B 1 2 U A		
Plaster/Drywall	P	Air Conditioning	2190
Unfinished Wall	X	Plumbing	2100
Floor/Hardwood	X	Extra Features	7920
Floor/Carpet	X	Total Value	131830
Number of Rooms	1 4		
Bedrooms	2	PUB ALLEY	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3670
Central A/C	A	Dwl/Gar/NC%	1.0900
Plumbing			
Standard	1		
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	1224	1224		C-	1950AV	118650	.55		58200
2 Garage	CB 0	30X24	720		C	1950FR	17280	.70		5650
3 Shed	*PP F	8X10	0			OLD/	0			0
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
	60.0000	60.00	135	95	120	114	6840	6840		

Call Back: Sign: PSN Date: 2015-01-28 Lister: 36-110047.0000-v082020R