PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110048.0000 RES
D06 2026

sale

2023 BMAR HOLDINGS LLC	2015-04-14	
2024 BMAR HOLDINGS LLC	2015-04-14	
2025 SHEPHERD TYLER O	2024-09-26	
2026 SHEPHERD TYLER O	2024-09-26	ERMIL OATES SUB 4
W FRANKLIN ST	2WD	
	$152,500	

Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	500	500	500	500	0	500	500	500
Acres								
Land100%	6260	6260	6260	6260		6260	7200	7210
Bldg100%				0				
Totl100%	6260t	6260t	6260t	6260t		6260t	7200t	7210t
Cauv100%								
Tax Value:								
Land 35%	2190	2190	2190	2190		2190	2520	2520
Bldg 35%								0
Totl 35%	2190t	2190t	2190t	2190t		2190t	2520t	2520t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	90.04	95.26	94.64	94.64	94.64			
Sp-Asmnt	2.10	6.64	6.64	6.64				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
416	2	2024-09-26	SHEPHERD TYLER O	2WD	152500	6260	0
162	2	2015-04-14	BMAR HOLDINGS LLC	2SH	11074	5000	0
382	2	2004-07-02	HART GREGORY D	2WD	75000	4940	0
357	2	2001-07-23	MASI TERRY L	2WD	89000	4970	0
147	2	2000-03-14	VAN BUSKIRK RICHARD R &	2WD	66000	4970	0

Year	Land	Bldg	Total	Net Tax
2022	1540	0	1540	71.94
2021	1540	0	1540	72.20

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			



PUB PAVED ST/RD

Neighborhood:
Code: 3670
Dwl/Gar/NC% 1.5000

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	55.0000	55.00	135	95	138	131	7210	7210

Call Back: Sign: PSN Date: 2015-01-28 Lister:

36-110048.0000-v082020R