

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110068.0000
BB40

RES
2025

sale

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

| | | | |
|------|-------------------|------------|----------------------|
| 2022 | BMAR HOLDINGS LLC | 2019-10-31 | |
| 2023 | BMAR HOLDINGS LLC | 2019-10-31 | |
| 2024 | BMAR HOLDINGS LLC | 2019-10-31 | |
| 2025 | BMAR HOLDINGS LLC | 2019-10-31 | TRACHSEL 1ST ADDN 10 |
| | 82 HILLCREST | 1 | |
| | KENTON OH 43326 | \$42,500 | |

| | | | | | |
|----------|--------|--------|--------|--------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 6340 | 8970 | 8970 | 8970 | 8980 |
| Bldg100% | 77140 | 88800 | 88800 | 88800 | 88800 |
| Totl100% | 83490t | 97770t | 97770t | 97770t | 97780t |
| Cauv100% | | | | | |

| | | | |
|------|-------------------|------------|--|
| 2027 | WILKERSON KEITH M | 2026-03-19 | |
| | 82 HILLCREST | 1WD | |
| | KENTON OH 43326 | | |

| | | | | | |
|------------|---------|---------|---------|---------|--------|
| Tax Value: | | | | | |
| Land 35% | 2220 | 3140 | 3140 | 3140 | 3140 |
| Bldg 35% | 27000 | 31080 | 31080 | 31080 | 31080 |
| Totl 35% | 29220t | 34220t | 34220t | 34220t | 34220t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 1364.96 | 1407.00 | 1488.48 | 1478.68 | |
| Sp-Asmnt | 154.61 | 21.71 | 33.94 | 33.94 | |

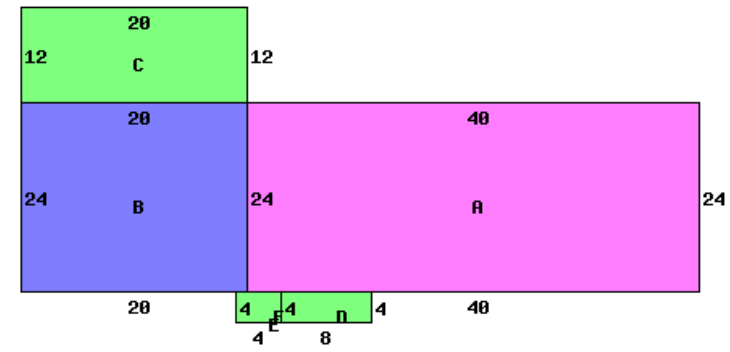
| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1 B | F | M | | 960 | | | |
| | F2 F | G | | 480 | 13940 | b | GRAGE |
| | EPF | P | | 240 | 9600 | c | PORCH |
| | CPY | P | | 32 | 260 | d | PORCH |
| | CAN | P | | 16 | 130 | e | PORCH |
| | STP | P | | 16 | 60 | f | PORCH |

| | | | | | | | |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 81 | 1 | 2026-03-19 | WILKERSON KEITH M | 1WD | 48000 | 8970 | 88800 |
| 493 | 1 | 2019-10-31 | BMAR HOLDINGS LLC | 1 * | 42500 | 6030 | 63600 |
| 126 | 1 | 2002-03-14 | ANDERSON ROBERT E & JANI | 1WD | 74000 | 6430 | 53740 |
| 80 | 1 | 2002-02-22 | HOME SAVINGS & LOAN CO | 1WD * | 0 | 6430 | 53740 |
| 506 | 1 | 1999-08-27 | WRASMAN CURTIS E | 1WD | 75000 | 6770 | 40540 |
| 603 | 1 | 1998-10-15 | MANNNS TONY E & R GAIL | 1WD | 60000 | 6770 | 40540 |

| | | | | |
|------|------|-------|-------|---------|
| Year | Land | Bldg | Total | Net Tax |
| 2021 | 2220 | 27000 | 29220 | 1369.92 |
| 2020 | 2220 | 27000 | 29220 | 1189.90 |

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

2



82 HILLCREST LN 43326

| | | |
|-----------------|-----------------|---------------------------|
| Occupancy | 1 Single Family | *DWELLING COMPUTATIONS |
| Story Height | 1 | Sq-Ft Value |
| Floor Level | Main | FRAME 960 100780 |
| | Basement | 960 17900 |
| | Subtotal | 118680 |
| Shingle | Roof | GABLE |
| | B 1 2 U A | 960 sq ft |
| Plaster/Drywall | D | Basement Finish 10330 |
| Unfinished Wall | X | Air Conditioning 1670 |
| Floor/Hardwood | X | Plumbing 1400 |
| Floor/Carpet | X | Garages and Carpets 13940 |
| Floor/Tile-Lino | X L | Extra Features 10050 |
| Number of Rooms | 1 4 | Total Value 156070 |
| Bedrooms | 2 | |
| Central Heat | A | PUB PAVED ST/RD |
| FORCED AIR | | Neighborhood: |
| Central A/C | A | Code: 3670 |
| Plumbing | | Dwl/Gar/NC% 1.0900 |
| Standard | 1 | |
| Extra 2 Fixture | 1 | |

| | | | | | | | |
|------------|----------|-----------|-------|-----------|-----------|----------|-------|
| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy Fnc | True |
| 1 DWELLING | 1 B F | Area | Rate | Grade | Cond | Dpr Dpr | Value |
| 2 Shed | *PP F | 8X8 | 0 | C- | 1962AV | 140460 | 88800 |
| | | | | | OLD/ | 0 | 0 |
| front lot | acres/ | effective | depth | actual | effective | extended | true |
| | frontage | frontage | depth | factor | rate | value | value |
| | 67.0000 | 67.00 | 197 | 112 | 120 | 134 | 8980 |
| | | | | | | | 8980 |

Call Back:

Sign: PSN Date: 2015-01-14 Lister:

36-110068.0000-v082020R