

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	1364.96	1407.00	1488.48	1478.68	
Net Tax					
Sp-Asmnt	154.61	21.71	33.94	33.94	

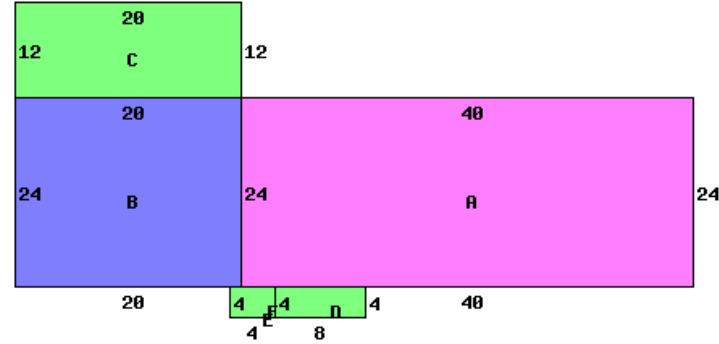
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		960			
	F2 F	G		480	13940	b	GRAGE
	EFP	P		240	9600	c	PORCH
	CPY	P		32	260	d	PORCH
	CAN	P		16	130	e	PORCH
	STP	P		16	60	f	PORCH

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

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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