

PLEASANT TWP
KENTON CORP

00350

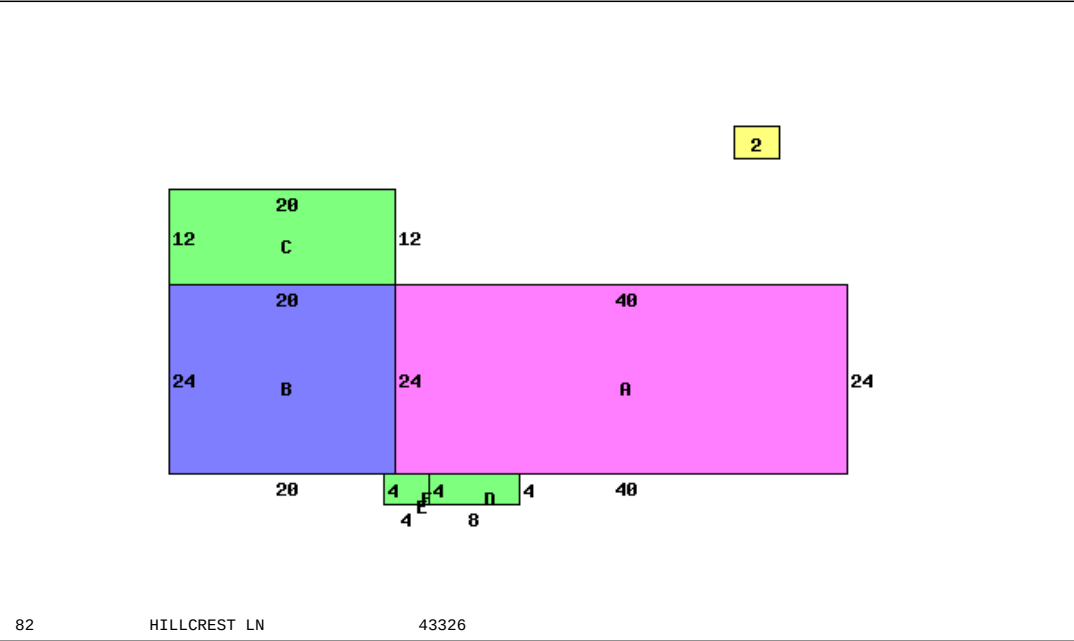
Hardin County, Ohio
Michael T. Bacon, Auditor

36-110068.0000
BB40

RES
2024

Sale		Eff. Rate: - 50.76 - 50.59 - 44.66 - 47.03 - a/r					
2021 BMAR HOLDINGS LLC	2019-10-31	Tax Year	2021	2022	2023	2024	CAMA
2022 BMAR HOLDINGS LLC	2019-10-31	Prop Cls	510	510	510	510	510
2023 BMAR HOLDINGS LLC	2019-10-31	Acres					
2024 BMAR HOLDINGS LLC	2019-10-31	Land100%	6340	6340	8970	8970	8980
82 HILLCREST	1	Bldg100%	77140	77140	88800	88800	88800
KENTON OH 43326	\$42,500	Totl100%	83490t	83490t	97770t	97770t	97780t
		Cauv100%					
		Tax Value:					
		Land 35%	2220	2220	3140	3140	3140
		Bldg 35%	27000	27000	31080	31080	31080
		Totl 35%	29220t	29220t	34220t	34220t	34220t
		Hmstd35%					
		Owner 0c					
		Hmstd RB					
		Net Tax	1369.92	1364.96	1407.00	1488.48	
		Sp-Asmnt	21.72	154.61	21.71	33.94	

SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 960	VALUE 13940	a b	*MAIN GRAGE
	F2	F		480	13940	c	PORCH
	EPY	P		240	9600	d	PORCH
	CPY	P		32	260	e	PORCH
	CAN	P		16	130	f	PORCH
	STP	P		16	60		
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
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	MANNS TONY E & R GAIL	1WD	60000	6770	40540
Year	Land	Bldg	Total	Net Tax			
2020	2220	27000	29220	1189.90			
2019	2110	22260	24370	599.14			
p r o j e c t				ben acres	/ %	factor	
902 MAIN DISTRICT CONSERVANCY				XA/2024			
500 HARDIN COUNTY LANDFILL				XA/2024			



Occupancy 1 Single Family		*DWELLING COMPUTATIONS		Sq-Ft Value		Bldg Type		SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Story Height	1					1 DWELLING	2 Shed	1 B F	8X8	1920		C-	1962AV	140460	.42		88800
Floor Level		Main	FRAME	960	100780			*PP F		0			OLD/	0			0
		Basement		960	17900												
		Subtotal			118680												
Shingle		Roof	GABLE														
	B 1 2 U A						front lot	acres/	effective	depth	factor	actual	effective	extended	true		
								frontage	frontage	depth	factor	rate	rate	value	value		
Plaster/Drywall	D	960 sq ft	Basement Finish	10330				67.0000	67.00	197	112	120	134	8980	8980		
Unfinished Wall	X		Air Conditioning	1670													
Floor/Hardwood	X		Plumbing	1400													
Floor/Carpet	X		Garages and Carports	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																

Call Back:

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

36-110068.0000-v082020R