PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120010.0000 RES
075 2026

sale

2023 BMAR HOLDINGS LLC	2017-05-23	
2024 BMAR HOLDINGS LLC	2017-05-23	
2025 PUFF CLAYTON III	2024-05-29	
2026 PUFF CLAYTON III	2024-05-29	FURNEYS PT 5
123 S HIGH ST	1WD	
	$162,000	
KENTON OH 43326		

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

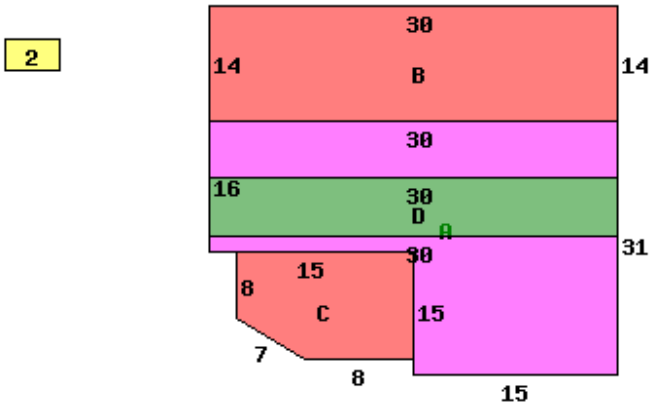
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6000	6000	6000	6000		6000	6890	6890
Bldg100%	111800	111800	111800	111800		111800	154710	154720
Totl100%	117800t	117800t	117800t	117800t		117800t	161600t	161610t
Cauv100%								
Tax Value:								
Land 35%	2100	2100	2100	2100		2100	2410	2410
Bldg 35%	39130	39130	39130	39130		39130	54150	54150
Totl 35%	41230t	41230t	41230t	41230t		41230t	56560t	56560t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1695.24	1793.40	1781.58	1781.58	1781.58			
Sp-Asmnt	129.96	242.00	35.08	35.08				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		705		a	*MAIN
1	F	A		420		b	ADDTN
1	F/C	A		157		c	ADDTN
	PAT	P		210	630	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
210	1	2024-05-29	PUFF CLAYTON III	1WD	162000	6000	111800
232	1	2017-05-23	BMAR HOLDINGS LLC	1SH	33000	6890	57000
609	1	2005-09-09	SMITH RICKIE D	1WD	90500	6200	56710
476	1	1999-08-16	RETTERER RONALD E & MARC	1SD	66000	5170	30260

Year	Land	Bldg	Total	Net Tax
2022	1830	30710	32540	1520.06
2021	1830	30710	32540	1525.58

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



123 S HIGH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1282	105980
	Part Upper	FRAME	705	32690
	Basement		705	13330
	Subtotal			152000
Shingle	Roof	GABLE		

B 1 2 U A

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 BQF		1987		C	OLD/GD	158590	.40		147490
2	Garage	M	18X24	432		C	2000AV	10370	.55		7230

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	53.0000	53.00	132	94	138	130	6890	6890

Plaster/Drywall	X X	Fireplaces	2000
Panelled Wall	X	Air Conditioning	3570
Unfinished Wall	X	Extra Features	1020
Floor/Hardwood	X	Total Value	158590
Floor/Pine	X X		
Number of Rooms	1 4 3	PUB PAVED ST/RD	
Bedrooms	3		
		Neighborhood:	
Fireplace		Code:	3620
Openings	1	Dwl/Gar/NC%	1.5500
Stacks	1		
Central Heat	A		
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Call Back: Sign: PSN Date: 2014-11-21 Lister:

36-120010.0000-v082020R