

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120010.0000
075

RES
2025

sale

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

2022	BMAR HOLDINGS LLC	2017-05-23	
2023	BMAR HOLDINGS LLC	2017-05-23	
2024	BMAR HOLDINGS LLC	2017-05-23	
2025	PUFF CLAYTON III	2024-05-29	FURNEYS PT 5
	123 S HIGH ST		1WD
	KENTON OH 43326		\$162,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5230	6000	6000	6000	5990
Bldg100%	87740	111800	111800	111800	111800
Totl100%	92970t	117800t	117800t	117800t	117790t
Cauv100%					
Tax Value:					
Land 35%	1830	2100	2100	2100	2100
Bldg 35%	30710	39130	39130	39130	39130
Totl 35%	32540t	41230t	41230t	41230t	41230t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1520.06	1695.24	1793.40	1781.58	
Sp-Asmnt	21.72	129.96	242.00	35.08	

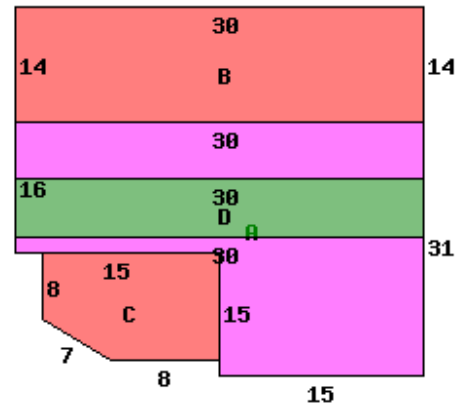
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		705		a	*MAIN
1	F	A		420		b	ADDTN
1	F/C	A		157		c	ADDTN
	PAT	P		210	630	d	PORCH

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	RETTNER RONALD E & MARC	1SD	66000	5170	30260

Year	Land	Bldg	Total	Net Tax
2021	1830	30710	32540	1525.58
2020	1830	30710	32540	1325.10

Project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY				
500 HARDIN COUNTY LANDFILL				

2



123 S HIGH ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS		
Story Height 1H	Sq-Ft	Value	
Floor Level			
	Main	FRAME	
	Part Upper	FRAME	
	Basement		
	Subtotal	152000	
Shingle	Roof	GABLE	
	B 1 2 U A		
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		
Fireplace		Neighborhood:	
Openings	1	Code:	3620
Stacks	1	Dwl/Gar/NC%	1.1200
Central Heat	A		
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 BQF	1987		Rate	C	OLD/GD	158590	.40		106570
2 Garage	M	18X24	432		C	2000AV	10370	.55		5230
front lot	acres/	effective	depth	actual	effective	extended	true			
	frontage	frontage	depth	factor	rate	value	value			
	53.0000	53.00	132	94	120	5990	5990			

Call Back:

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

36-120010.0000-v082020R