PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120022.0000 RES
079 2025

sale

2022 BMAR HOLDINGS LLC	2015-09-23	
2023 BMAR HOLDINGS LLC	2015-09-23	
2024 BMAR HOLDINGS LLC	2015-09-23	
2025 BMAR HOLDINGS LLC	2015-09-23 10	FURNEYS MID PT 10
419 E OHIO ST	1SH	THOMPSONS E PT 10-10
	$0	
KENTON OH 43326		

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

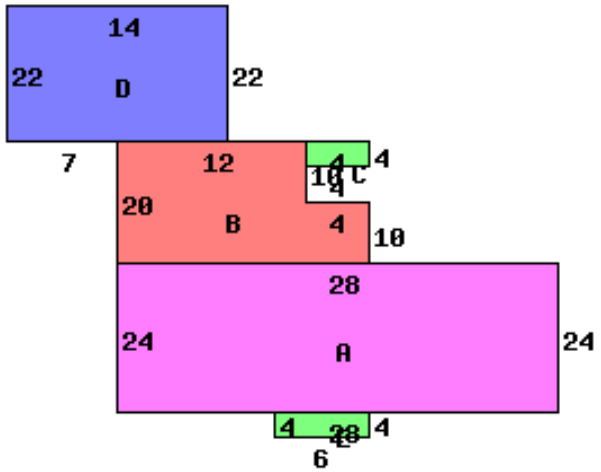
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	4400	5030	5030	5030	5030	5800
Bldg100%	52540	56940	56940	56940	56940	78810
Totl100%	56940t	61970t	61970t	61970t	61970t	84610t
Cauv100%						
Tax Value:						
Land 35%	1540	1760	1760	1760	1760	2030
Bldg 35%	18390	19930	19930	19930	19930	27580
Totl 35%	19930t	21690t	21690t	21690t	21690t	29610t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	930.98	891.82	943.46	937.24	937.24	
Sp-Asmnt	21.08	21.08	29.83	29.83		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		672		a	*MAIN
1 B	F	A		280		b	ADDTN
	STP	P		16	60	c	PORCH
	F	G		308	7390	d	GRAGE
	STP	P		24	100	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
365	1	2015-09-23	BMAR HOLDINGS LLC	1SH *	0	5800	41400
1	1	1998-01-02	CAPASSO PAUL A	1WD	38000	5030	26170
818	1	1988-10-04		1WD	24000	0	22200

Year	Land	Bldg	Total	Net Tax
2021	1540	18390	19930	934.38
2020	1540	18390	19930	811.58

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



419 E OHIO ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	952	99940
	Basement		280	5500
	Subtotal			105440
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Garages and Carports	7390
Panelled Wall	X	Extra Features	160
Unfinished Wall	X	Total Value	112990
Floor/Hardwood	X		
Floor/Carpet	X	PUB PAVED ST/RD	
Number of Rooms	1 5	Topo: HIGH	
Bedrooms	2		
		Neighborhood:	
Central Heat	A	Code:	3620
FORCED AIR		Dwl/Gar/NC%	1.5500
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		952		C	1948AV	112990	.55		78810

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	40.0000	40.00	165	105	138	145	5800	5800

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

36-120022.0000-v082020R