

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120022.0000
079

RES
2025

sale

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

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	
	KENTON OH 43326	\$0		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4400	5030	5030	5030	5040
Bldg100%	52540	56940	56940	56940	56950
Totl100%	56940t	61970t	61970t	61970t	61990t
Cauvl00%					
Tax Value:					
Land 35%	1540	1760	1760	1760	1760
Bldg 35%	18390	19930	19930	19930	19930
Totl 35%	19930t	21690t	21690t	21690t	21700t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	930.98	891.82	943.46	937.24	
Sp-Asmnt	21.08	21.08	29.83	29.83	

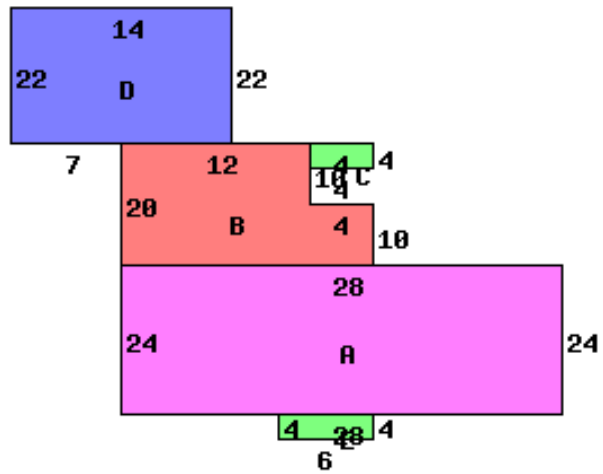
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		672			ADDN
1	F	A		280		b	PORCH
	STP	P		16	60	c	GRAGE
	F	G		308	7390	d	PORCH
	STP	P		24	100	e	

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

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025

ben acres / % factor



Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
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	
Number of Rooms	1 5	PUB PAVED ST/RD
Bedrooms	2	Topo: HIGH
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3620
Plumbing		Dwl/Gar/NC% 1.1200
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
			952	C	1948AV	112990	.55	56950
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	rate	rate	value	value	
	40.0000	40.00	165	105	120	126	5040	5040