PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120047.0000 RES
P65 2026

## sale

| | | |
|---|---|---|
| 2023 BMAR HOLDINGS LLC | 2014-05-30 | |
| 2024 BMAR HOLDINGS LLC | 2014-05-30 | |
| 2025 BMAR HOLDINGS LLC | 2014-05-30 | |
| 2026 BMAR HOLDINGS LLC | 2014-05-30 | HOUSERS N PT 4 |
| 220 S HIGH ST | 1WD | |
| | $24,000 | |
| KENTON OH 43326 | | |

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

| | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|---|
| Tax Year | | | | | | | | |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 6600 | 6600 | 6600 | 6600 | | 6600 | 7600 | 7590 |
| Bldg100% | 70570 | 70570 | 70570 | 70570 | | 70570 | 97660 | 97670 |
| Totl100% | 77170t | 77170t | 77170t | 77170t | | 77170t | 105260t | 105260t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2310 | 2310 | 2310 | 2310 | | 2310 | 2660 | 2660 |
| Bldg 35% | 24700 | 24700 | 24700 | 24700 | | 24700 | 34180 | 34180 |
| Totl 35% | 27010t | 27010t | 27010t | 27010t | | 27010t | 36840t | 36840t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1110.56 | 1174.86 | 1167.12 | 1167.12 | 1167.12 | | | |
| Sp-Asmnt | 21.00 | 31.30 | 31.30 | 31.30 | | | | |

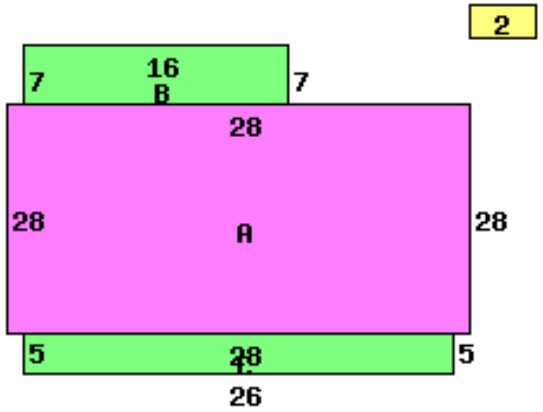
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 784 | | a | *MAIN |
| | EFP | P | | 112 | 4480 | b | PORCH |
| | OFP | P | | 130 | 3900 | c | PORCH |

L/C JOSH L & CHERYL L DAVIS 6-4-2020 $72,500

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 219 | 1 | 2014-05-30 | BMAR HOLDINGS LLC | 1WD | * | 24000 | 7570 | 53370 |
| 489 | 1 | 2011-11-03 | KINNEAR DELMORE & MARGIE | 1WD | * | 18699 | 7570 | 53370 |
| 539 | 1 | 2010-11-19 | DEUTSCHE BANK NATIONAL TR | 1SH | * | 67145 | 7260 | 70690 |
| 669 | 1 | 2003-11-14 | WINEGARDNER JASON D | 1WD | | 74500 | 6260 | 56400 |
| 423 | 1 | 2003-09-12 | ZACHARIAS FRED ERIC & | 1CT | * | 0 | 6260 | 56400 |
| 5 | 1 | 2002-01-08 | SHAFER HANNAH W | 1AF | * | 0 | 6260 | 46600 |
| 436 | 1 | 2001-10-05 | SHAFER FLETCHER L & HANN | 1SD | * | 0 | 6260 | 46600 |
| 962 | 1 | 1989-11-13 | | 1WD | | 33000 | 0 | 27030 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 2010 | 16520 | 18530 | 865.60 |
| 2021 | 2010 | 16520 | 18530 | 868.76 |

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




220 S HIGH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| Floor Level | Main | FRAME | 784 | 95800 |
| | Full Upper | FRAME | 784 | 57370 |
| | Basement | | 196 | 4130 |
| | Subtotal | | | 157300 |
| Shingle | Roof | HIP | | |

B 1 2 U A

| | | | | |
|---|---|---|---|---|
| Plaster/Drywall | X | X | Plumbing | 1400 |
| Unfinished Wall | X | X | Extra Features | 8380 |
| Floor/Pine | | X | Total Value | 167080 |
| Floor/Carpet | X | | | |
| Floor/Tile-Lino | X | | PUB PAVED ST/RD | |
| Number of Rooms | 1 5 | 4 1 | | |
| Bedrooms | 3 | | Neighborhood: | |
| | | | Code: | 3620 |
| Central Heat | A | | Dwl/Gar/NC% | 1.5500 |
| ELECTRIC | | | | |
| Plumbing | | | | |
| Standard | 1 | | | |
| Extra 2 Fixture | 1 | | | |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 2 B F | | 1568 | | C | OLD/FR | 167080 | .65 | | 90640 |
| 2 | Garage | | 20X27 | 540 | | C | OLD/AV | 12960 | .65 | | 7030 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 66.0000 | 66.00 | 106 | 83 | 138 | 115 | 7590 | 7590 |

Call Back: Sign: PSN Date: 2015-01-13 Lister:

36-120047.0000-v082020R