PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-140007.0000 RES
B48 2026

sale

2023 BMAR HOLDINGS LLC	2016-09-26	
2024 BMAR HOLDINGS LLC	2016-09-26	
2025 BMAR HOLDINGS LLC	2016-09-26	
2026 BMAR HOLDINGS LLC	2016-09-26	POWERS N PT 42
130 S LEIGHTON ST	1SH	
	$13,333	
KENTON OH 43326		

2027 130 S LEIGHTON ST LLC	2025-07-17	
130 S LEIGHTON ST	1WD	
KENTON OH 43326		
2028 KUTZ CHRISTIAN	2026-08-05	
130 S LEIGHTON ST	1QC	
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%	4310	4310	4310	4310		4310	4940	4950
Bldg100%	76860	76860	76860	76860		76860	105770	105770
Totl100%	81170t	81170t	81170t	81170t		81170t	110710t	110720t
Cauv100%								
Tax Value:								
Land 35%	1510	1510	1510	1510		1510	1730	1730
Bldg 35%	26900	26900	26900	26900		26900	37020	37020
Totl 35%	28410t	28410t	28410t	28410t		28410t	38750t	38750t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1168.14	1235.76	1227.62	1227.62	1227.62			
Sp-Asmnt	21.50	534.86	33.10	33.10				

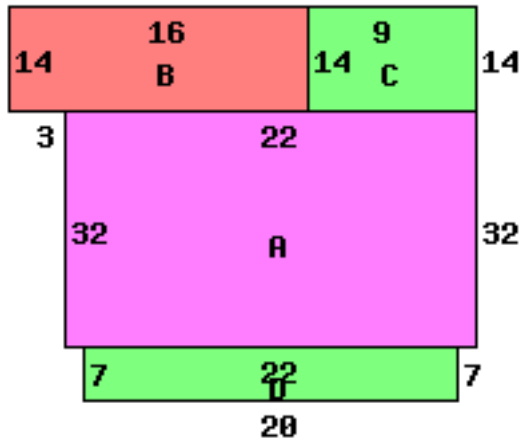
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		704		a	*MAIN
1	F/C	A		224		b	ADDTN
	F/C	P		126	5040	c	PORCH
	OFP	P		140	4200	d	PORCH

L/C TIMOTHY & CASSANDRA REISINGER 5-25-2021 $65,000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
348	1	2026-08-05	KUTZ CHRISTIAN	1QC	*	0	4310	76860
310	1	2025-07-17	130 S LEIGHTON ST LLC	1WD		92000	4310	76860
431	1	2016-09-26	BMAR HOLDINGS LLC	1SH	*	13333	3460	41200
454	1	2007-08-24	BRIM CHRISTOPHER E	1WD		29000	2260	38170
25	1	2006-01-17	REO MANAGEMENT 2004 INC	1DD		34000	2260	38170
328	1	2003-06-13	BAUERS MELISSA K	1WD		56400	2060	34030
602	1	2002-11-01	GARVEY FRED	1WD		20900	2060	34030
601	1	2002-11-01	FIRST UNION HOME EQUITY	1SH		20000	2060	34030
784	0	1987-09-11			*	0	0	17030

Year	Land	Bldg	Total	Net Tax
2022	1050	22380	23430	1094.50
2021	1050	22380	23430	1098.48

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



130 S LEIGHTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	928	101640
	Full Upper	FRAME	704	53150
	Basement		528	10070
	Subtotal			164860
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Extra Features	9240
Unfinished Wall	X	Total Value	174100
Floor/Carpet	X X		
Floor/Tile-Lino	L	PUB SIDEWALK	
Number of Rooms	2 4 2		
Bedrooms	1 2	Neighborhood:	
		Code:	3670
Central Heat	A	Dwl/Gar/NC%	1.5000
FORCED AIR			
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	2 B F		1632		C-	OLD/AV	156690	.55		105770

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		33.00	182	109	138	150	4950	4950

Call Back: Sign: PSN Date: 2014-12-08 Lister: 36-140007.0000-v082020R