

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-140007.0000  
B48

RES  
2025

sale

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

2022	BMAR HOLDINGS LLC	2016-09-26
2023	BMAR HOLDINGS LLC	2016-09-26
2024	BMAR HOLDINGS LLC	2016-09-26
2025	BMAR HOLDINGS LLC	2016-09-26
2025	130 S LEIGHTON ST	2016-09-26 POWERS N PT 42
		1SH
		\$13,333
	KENTON OH 43326	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3000	4310	4310	4310	4320
Bldg100%	63940	76860	76860	76860	76860
Totl100%	66940t	81170t	81170t	81170t	81180t
Cauv100%					

2026	130 S LEIGHTON ST LLC	2025-07-17
	130 S LEIGHTON ST	1WD
	KENTON OH 43326	

Tax Value:					
Land 35%	1050	1510	1510	1510	1510
Bldg 35%	22380	26900	26900	26900	26900
Totl 35%	23430t	28410t	28410t	28410t	28410t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1094.50	1168.14	1235.76	1227.62	
Sp-Asmnt	21.50	21.50	534.86	33.10	

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

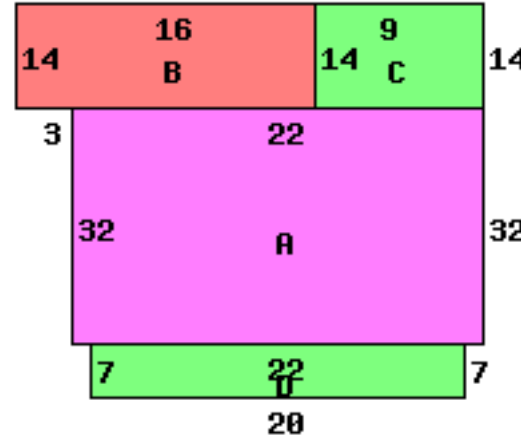
L/C TIMOTHY & CASSANDRA REISINGER 5-25-2021 \$65,000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
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
2021	1050	22380	23430	1098.48
2020	1050	22380	23430	954.12

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

ben acres / % factor



130 S LEIGHTON ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 928 101640
Full Upper	FRAME 704 53150
Basement	528 10070
Subtotal	164860
Metal Roof	GABLE
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:
Central Heat	A Code: 3670
FORCED AIR	Dwl/Gar/NC% 1.0900
Plumbing	
Standard	1

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	FtxFt	Area Rate	Grade	Cond Value	Dpr	Dpr	Value
			1632	C-	OLD/AV	156690	.55	76860
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	factor	rate	rate	value	value
		33.00	182	109	120	131	4320	4320

Call Back:

Sign: PSN Date: 2014-12-08 Lister:

36-140007.0000-v082020R