

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 | POWERS N PT 42 |
|      |                   | 1SH            |
|      |                   | \$13,333       |
|      | KENTON OH 43326   |                |

|          |        |        |        |        |        |        |
|----------|--------|--------|--------|--------|--------|--------|
| Tax Year | 2022   | 2023   | 2024   | 2025   | 2025   | CAMA   |
| Prop Cls | 510    | 510    | 510    | 510    | 510    | 510    |
| Acres    |        |        |        |        |        |        |
| Land100% | 3000   | 4310   | 4310   | 4310   | 4310   | 4320   |
| Bldg100% | 63940  | 76860  | 76860  | 76860  | 76860  | 76860  |
| Totl100% | 66940t | 81170t | 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    | 1510   |
| Bldg 35%   | 22380   | 26900   | 26900   | 26900   | 26900   | 26900  |
| Totl 35%   | 23430t  | 28410t  | 28410t  | 28410t  | 28410t  | 28410t |
| Hmstd35%   |         |         |         |         |         |        |
| Owner Oc   |         |         |         |         |         |        |
| Hmstd RB   |         |         |         |         |         |        |
| Net Tax    | 1094.50 | 1168.14 | 1235.76 | 1227.62 | 1227.62 |        |
| Sp-Asmnt   | 21.50   | 21.50   | 534.86  | 33.10   |         |        |

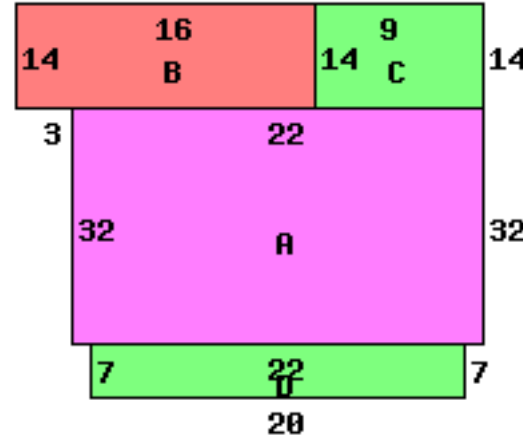
|      |      |      |      |       |       |   |       |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 2 B  | F    | M    |      | 704   |       |   |       |
| 1    | F/C  | A    |      | 224   |       | b | ADDTN |
|      | EPF  | 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:blgd |
|-------|----|------------|-------------------------|---------------|--------|---------|---------|
| 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 | 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%    | 1.0900     |
| FORCED AIR                |                        |                |            |
| Plumbing                  |                        |                |            |
| Standard                  | 1                      |                |            |

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