

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-140016.0000
B11

RES
2025

sale

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

2022	BMAR HOLDINGS LLC	2018-03-19	
2023	BMAR HOLDINGS LLC	2018-03-19	
2024	BMAR HOLDINGS LLC	2018-03-19	
2025	BMAR HOLDINGS LLC	2018-03-19	LEIGHTONS 2ND E 1/2 9
	304 S LEIGHTON ST	2WD	
	KENTON OH 43326	\$24,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3200	4540	4540	4540	4550
Bldg100%	32490	40430	40430	40430	40440
Totl100%	35690t	44970t	44970t	44970t	44990t
Cauv100%					

2026	OMMERT GAY F	2025-08-27	
	304 S LEIGHTON ST	2WD	
	KENTON OH 43326		

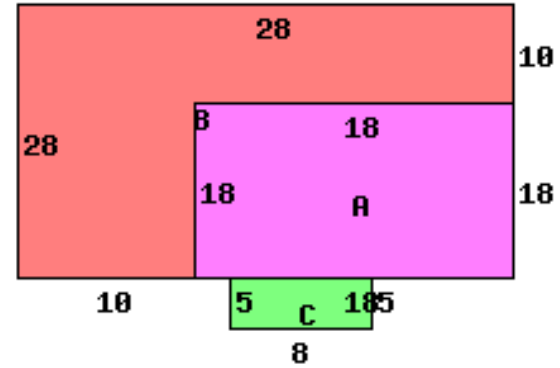
Tax Value:					
Land 35%	1120	1590	1590	1590	1590
Bldg 35%	11370	14150	14150	14150	14150
Totl 35%	12490t	15740t	15740t	15740t	15750t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	583.46	647.18	684.64	680.14	
Sp-Asmnt	175.56	20.80	306.02	328.28	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		324			ADDTN
1	F/C	A		460			PORCH
	OFF	P		40	1200		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
378	2	2025-08-27	OMMERT GAY F	2WD	32000	4540	40430
103	2	2018-03-19	BMAR HOLDINGS LLC	2WD	24000	3060	26510
421	1	2007-08-15	REDD WENDY A	1WD	32500	2370	26030

Year	Land	Bldg	Total	Net Tax
2021	1120	11370	12490	585.58
2020	1120	11370	12490	508.62

project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
540 DELO SEWER - KENTON CORP			XA/2025
539 DELO WATER - KENTON CORP			XA/2025
642 TRASH-KENTON CITY			XA/2025



304 S LEIGHTON ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	784	95800
Shingle	Main Subtotal	95800
	Roof	
Plaster/Drywall	X	Extra Features 1200
Floor/Pine	X	Total Value 97000
Number of Rooms	4	
Bedrooms	2	PUB SIDEWALK
Central Heat	A	Neighborhood:
GRAV AIR		Code: 3670
Plumbing		Dwl/Gar/NC% 1.0900
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
		784	784	D+	OLD/AV	82450	.55	40440
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	rate	value	value
	50.0000	50.00	87	76	120	91	4550	4550