PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-140016.0000 RES
B11 2026

sale

2023 BMAR HOLDINGS LLC	2018-03-19	
2024 BMAR HOLDINGS LLC	2018-03-19	
2025 BMAR HOLDINGS LLC	2018-03-19	
2026 BMAR HOLDINGS LLC	2018-03-19	LEIGHTONS 2ND E 1/2 9
304 S LEIGHTON ST	2WD	
	$24,000	
KENTON OH 43326		

2027 OMMERT GAY F	2025-08-27	
304 S LEIGHTON ST	2WD	
KENTON OH 43326		

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

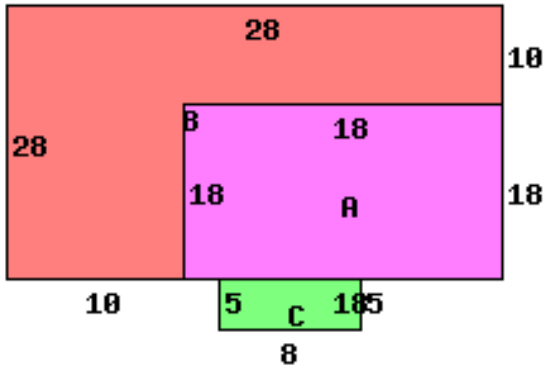
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4540	4540	4540	4540		4540	5260	5250
Bldg100%	40430	40430	40430	40430		40430	55660	55650
Totl100%	44970t	44970t	44970t	44970t		44970t	60910t	60900t
Cauv100%								
Tax Value:								
Land 35%	1590	1590	1590	1590		1590	1840	1840
Bldg 35%	14150	14150	14150	14150		14150	19480	19480
Totl 35%	15740t	15740t	15740t	15740t		15740t	21320t	21320t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	647.18	684.64	680.14	680.14	680.14			
Sp-Asmnt	20.80	306.02	328.28	328.28				

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

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
2022	1120	11370	12490	583.46
2021	1120	11370	12490	585.58

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



304 S LEIGHTON ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	784	95800
	Subtotal			95800
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.5000
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	1 F/C		784		D+	OLD/AV	82450	.55		55650

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	87	76	138	105	5250	5250

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

36-140016.0000-v082020R