PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-140023.0000 RES
V03 2025

sale

2022	BMAR HOLDINGS LLC	2015-11-20
2023	BMAR HOLDINGS LLC	2015-11-20
2024	BMAR HOLDINGS LLC	2015-11-20
2025	BMAR HOLDINGS LLC	2015-11-20 SHANAFELTS 1ST W 1/2 5
	339 S LEIGHTON ST	1WD
		$25,000
	KENTON OH 43326	

2026	GARCIA STEPHANIE	2025-03-27
	339 S LEIGHTON ST	1WD
	KENTON OH 43326	

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

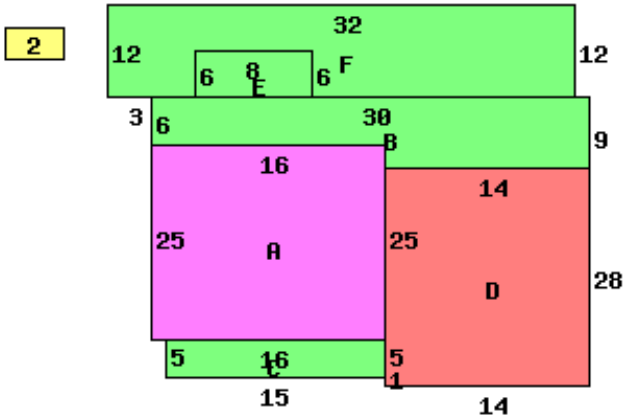
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2400	3400	3400	3400	3400
Bldg100%	44890	57970	57970	57970	57980
Totl100%	47290t	61370t	61370t	61370t	61380t
Cauv100%					
Tax Value:					
Land 35%	840	1190	1190	1190	1190
Bldg 35%	15710	20290	20290	20290	20290
Totl 35%	16550t	21480t	21480t	21480t	21480t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	773.12	883.18	934.32	928.16	
Sp-Asmnt	21.03	21.03	169.91	30.79	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	F/C	M		400		a	*MAIN
	EFP	P		222	8880	b	PORCH
	OP	P		75	2250	c	PORCH
1HB	F	A		392		d	ADDTN
	OFP	P		48	1440	e	PORCH
	DK	P		336	5040	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
123	1	2025-03-27	GARCIA STEPHANIE	1WD		109260	3400	57970
606	1	2015-11-20	BMAR HOLDINGS LLC	1WD		25000	2710	33770
241	1	2008-05-20	BRENGARTNER ANGELA	1WD	*	25000	1800	31290
8	1	2007-01-09	HARDIN COMMUNITY FEDERAL	1QC	*	0	1800	31290
276	1	2002-06-03	SAVAGE CLARENCE M & JANE	1SD		52000	1630	23430
120	1	1999-03-18	PARKER TOM W & JULIE A	1UN		17000	1630	16170
395	1	1994-05-12	MANNS KAREW	1WD		10000	0	18030
949	1	1990-11-26		1UN	*	6500	0	14430

Year	Land	Bldg	Total	Net Tax
2021	840	15710	16550	775.92
2020	840	15710	16550	673.96

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



339 S LEIGHTON ST 43326

Occupancy 1 Single Family

Story Height 1H
Floor Level

			Sq-Ft	Value
Main	FRAME		792	96770
Part Upper	FRAME		392	22180
Qtr Story	FRAME		400	1810
Basement			392	7570
Subtotal				128330
Roof	GABLE			

Shingle

*DWELLING COMPUTATIONS

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X		X		
Floor/Pine		X	X		
Number of Rooms	1	3	3		
Bedrooms			3		

Central Heat A
FORCED AIR
Plumbing
Standard 1

Extra Features	17610
Total Value	145940
PUB SIDEWALK	
Neighborhood:	
Code:	3670
Dwl/Gar/NC%	1.0900

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HBAF		1184		C-	OLD/AV	131350	.55	.10	57980
2	Shed	*PP	10X14	140			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	43.0000	43.00	65	66	120	79	3400	3400

Call Back: Sign: PSN Date: 2015-01-23 Lister: 36-140023.0000-v082020R