

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-200010.0000  
X87

RES  
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020	BMAR HOLDINGS LLC	2014-02-06
2021	BMAR HOLDINGS LLC	2014-02-06
2022	BMAR HOLDINGS LLC	2014-02-06
2023	BMAR HOLDINGS LLC	2014-02-06
	312 W CARRROL ST	1SH
	KENTON OH 43326	2014-02-06 HOUSERS W 23
		LSH
		\$23,333 07.1-05-20-010

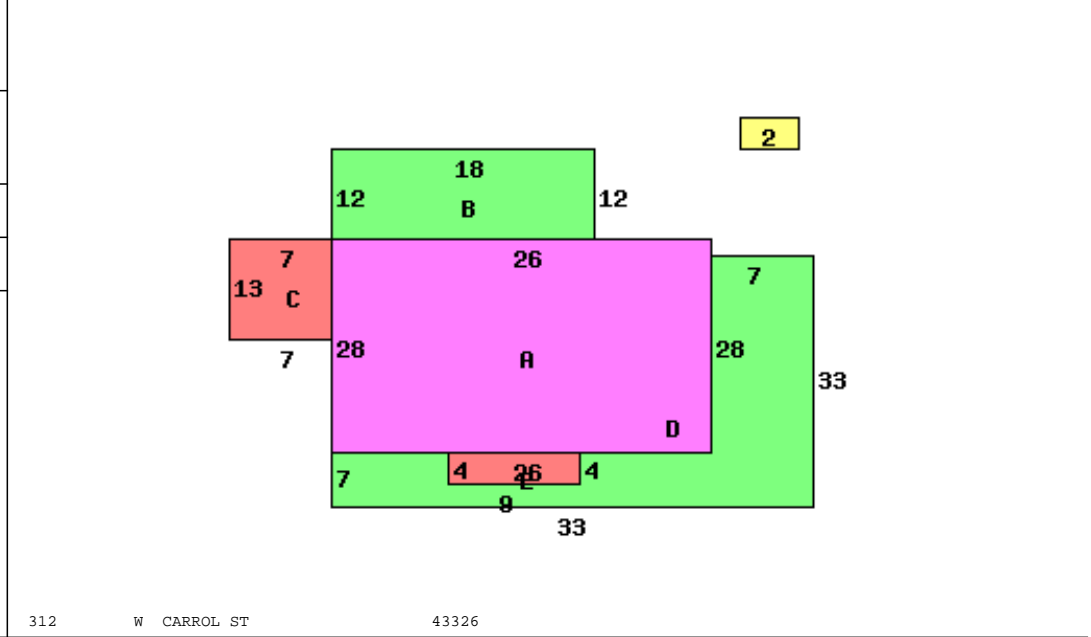
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres	5830	5830	5830	8310	8320
Land100%	40430	40430	40430	57200	57210
Bldg100%	46260t	46260t	46260t	65510t	65530t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2040	2040	2040	2910	2910
Bldg 35%	14150	14150	14150	20020	20020
Totl 35%	16190t	16190t	16190t	22930t	22940t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	659.28	759.04	756.28	942.80	
Sp-Asmnt	122.41	20.90	20.89	20.89	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 BA	F	M		728		b	PORCH
1 B	EFP	P		216	8640	c	ADDTN
1	F	A		91		d	PORCH
1	OFP	P		377	11310	e	ADDTN
1	F/C	A		36			

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
41	1	2014-02-06	BMAR HOLDINGS LLC	1SH *	23333	6660	46860
210	1	2006-05-11	LYNCH WILLIAM J	1OC *	0	5090	53400
209	1	2006-05-11	LYNCH WILLIAM J	1OC *	0	5090	53400
710	1	1997-12-31	LYNCH WILLIAM J	1OC *	0	4140	28510
1207	1	1994-12-30	LYNCH WILLIAM J & CHARLE	1OC *	0	0	31430

Year	Land	Bldg	Total	Net Tax
2019	1940	11680	13620	536.34
2018	1940	11680	13620	536.88

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			
500 HARDIN COUNTY LANDFILL			



312 W CARRROL ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	2	Sq-Ft Value
Floor Level	Main FRAME	855 97450
	Full Upper FRAME	728 54960
	Qtr Story FRAME	728 3010
	Basement	637 12080
	Subtotal	167500
Metal	Roof GABLE	
	B 1 2 U A	
	P P	
Plaster/Drywall		Extra Features 19950
Unfinished Wall	X	Total Value 187450
Floor/Hardwood	X	
Floor/Pine	X X X	PUB SIDEWALK
Number of Rooms	1 6 2 1	
Bedrooms	2 2	Neighborhood:
		Code: 3670
Central Heat	A	Dwl/Gar/NC% 1.0900
GRAV AIR		
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 BAF	20X24	1583	C	OLD/FR	187450	.65	.20	57210
2 Garage	*NV		0		OLD/VP	0			0
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value		
	66.0000	66.00	165	105	120	8320	8320		