

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-200010.0000
X87

RES
2024

sale

2021	BMAR HOLDINGS LLC	2014-02-06
2022	BMAR HOLDINGS LLC	2014-02-06
2023	BMAR HOLDINGS LLC	2014-02-06
2024	BMAR HOLDINGS LLC	2014-02-06
	312 W CARROL ST	1SH
	KENTON OH 43326	\$23,333

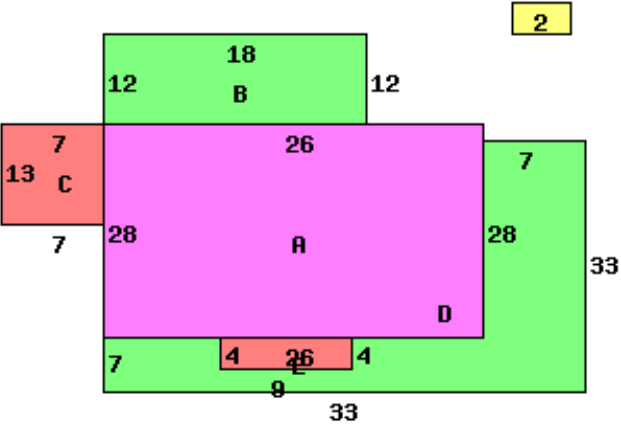
Eff Rate:-	50.76	50.59	44.66	47.03	a/r
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5830	5830	8310	8310	8320
Bldg100%	40430	40430	57200	57200	57210
Totl100%	46260t	46260t	65510t	65510t	65530t
Cauv100%					
Tax Value:					
Land 35%	2040	2040	2910	2910	2910
Bldg 35%	14150	14150	20020	20020	20020
Totl 35%	16190t	16190t	22930t	22930t	22940t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	759.04	756.28	942.80	997.40	
Sp-Asmnt	20.90	20.89	20.89	30.24	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 BA	F	M		728		b	PORCH
1 B	FFP	P		216	8640	c	ADDTN
1	F	A		91		d	PORCH
1	FFP	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	10C *	0	5090	53400
209	1	2006-05-11	LYNCH WILLIAM J	10C *	0	5090	53400
710	1	1997-12-31	LYNCH WILLIAM J	10C *	0	4140	28510
1207	1	1994-12-30	LYNCH WILLIAM J & CHARLE	10C *	0	0	31430

Year	Land	Bldg	Total	Net Tax
2020	2040	14150	16190	659.28
2019	1940	11680	13620	536.34

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



312 W CARROL 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
Plaster/Drywall	B 1 2 U A
Unfinished Wall	P P
Floor/Hardwood	X
Floor/Pine	X X X
Number of Rooms	1 6 2 1
Bedrooms	2 2
Central Heat	A
GRAV AIR	
Plumbing	
Standard	1
Extra Features	19950
Total Value	187450
PUB SIDEWALK	
Neighborhood:	
Code:	3670
Dwl/Gar/NC%	1.0900

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 BAF	20X24	1583	Rate	C	Cond	Value	Dpr	Dpr	Value
2 Garage	*NV		0			OLD/FR	187450	.65	.20	57210
						OLD/VP	0			0
front lot	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	factor	factor	rate	rate	value	value		
	66.0000	66.00	165	105	120	126	8320	8320		