

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-200010.0000
X87

RES
2025

sale

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

2022	BMAR HOLDINGS LLC	2014-02-06	
2023	BMAR HOLDINGS LLC	2014-02-06	
2024	BMAR HOLDINGS LLC	2014-02-06	
2025	BMAR HOLDINGS LLC	2014-02-06	HOUSERS W 23
	312 W CARROL ST	1SH	
	KENTON OH 43326	\$23,333	

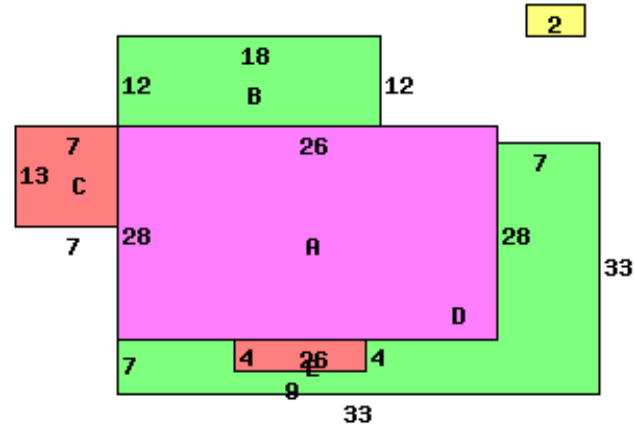
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	5830	8310	8310	8310	8310	8320
Bldg100%	40430	57200	57200	57200	57200	57210
Totl100%	46260t	65510t	65510t	65510t	65510t	65530t
Cauvl00%						
Tax Value:						
Land 35%	2040	2910	2910	2910	2910	2910
Bldg 35%	14150	20020	20020	20020	20020	20020
Totl 35%	16190t	22930t	22930t	22930t	22930t	22940t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	756.28	942.80	997.40	990.82	990.82	
Sp-Asmnt	20.89	20.89	30.24	30.24		

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	OPF	P		377	11310	e	ADDTN
	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
2021	2040	14150	16190	759.04
2020	2040	14150	16190	659.28

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



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
	B 1 2 U A	
Plaster/Drywall	P P	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	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 BAF	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
2 Garage	*NV	20X24	1583	C	OLD/FR	.65	.20	57210
			0		OLD/VP			0
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	66.0000	66.00	165	105	120	8320	8320	

Call Back:

Sign: PSN Date: 2014-11-19 Lister:

36-200010.0000-v082020R