PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-200010.0000 RES
X87 2026

sale

2023 BMAR HOLDINGS LLC	2014-02-06	
2024 BMAR HOLDINGS LLC	2014-02-06	
2025 BMAR HOLDINGS LLC	2014-02-06	
2026 BMAR HOLDINGS LLC	2014-02-06	HOUSERS W 23
312 W CARROL ST	1SH	
	$23,333	
KENTON OH 43326		

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

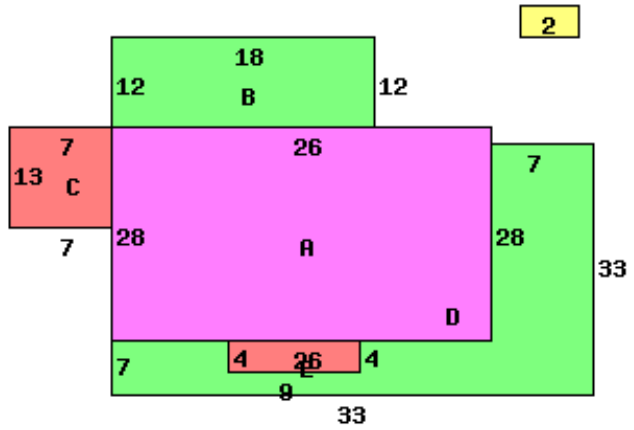
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8310	8310	8310	8310		8310	9570	9570
Bldg100%	57200	57200	57200	57200		57200	78740	78730
Totl100%	65510t	65510t	65510t	65510t		65510t	88310t	88300t
Cauv100%								
Tax Value:								
Land 35%	2910	2910	2910	2910		2910	3350	3350
Bldg 35%	20020	20020	20020	20020		20020	27560	27560
Totl 35%	22930t	22930t	22930t	22930t		22930t	30910t	30900t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	942.80	997.40	990.82	990.82	990.82			
Sp-Asmnt	20.89	30.24	30.24	30.24				

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

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	1QC	*	0	5090	53400
209	1	2006-05-11	LYNCH WILLIAM J	1QC	*	0	5090	53400
710	1	1997-12-31	LYNCH WILLIAM J	1QC	*	0	4140	28510
1207	1	1994-12-30	LYNCH WILLIAM J & CHARLE	1QC	*	0	0	31430

Year	Land	Bldg	Total	Net Tax
2022	2040	14150	16190	756.28
2021	2040	14150	16190	759.04

p r o j e c t		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

			Sq-Ft	Value
Story Height 2				
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		
Unfinished Wall	X			X	
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%		1.5000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BAF		1583		C	OLD/FR	187450	.65	.20	78730
2	Garage	*NV	20X24	0			OLD/VP	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	165	105	138	145	9570	9570

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