

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-210015.0000
E65

RES
2025

sale

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

| | | | | | |
|------|-------------------|------------|--------------------------|--|--|
| 2022 | BMAR HOLDINGS LLC | 2015-10-20 | | | |
| 2023 | BMAR HOLDINGS LLC | 2015-10-20 | | | |
| 2024 | BMAR HOLDINGS LLC | 2015-10-20 | | | |
| 2025 | BMAR HOLDINGS LLC | 2015-10-20 | POWERS W PT PT VAC ALLEY | | |
| 2025 | 418 W COLUMBUS ST | LDf | 6 | | |
| | KENTON OH 43326 | \$26,500 | | | |

| | | | | | |
|------------|---------|---------|---------|---------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | 2800 | 3970 | 3970 | 3970 | 3970 |
| Land100% | 72030 | 95540 | 95540 | 95540 | 95540 |
| Bldg100% | 74830t | 99510t | 99510t | 99510t | 99510t |
| Totl100% | | | | | |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 980 | 1390 | 1390 | 1390 | 1390 |
| Bldg 35% | 25210 | 33440 | 33440 | 33440 | 33440 |
| Totl 35% | 26190t | 34830t | 34830t | 34830t | 34830t |
| Hmstd35% | | | | | |
| Owner Oc | | | | 30.70 | |
| Hmstd RB | | | | | |
| Net Tax | 1223.42 | 1432.08 | 1515.02 | 1474.32 | |
| Sp-Asmnt | 21.49 | 21.49 | 34.12 | 34.12 | |

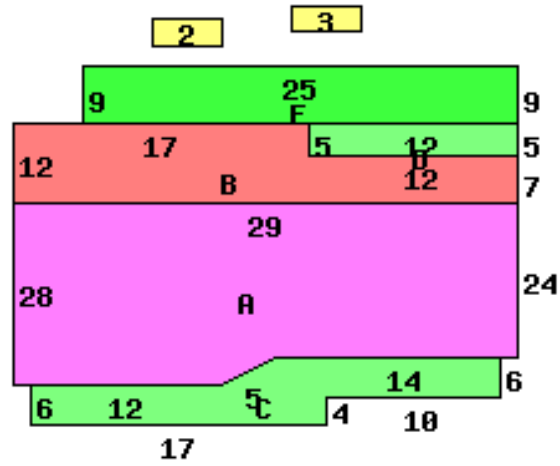
| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 2 | F | M | | 750 | | b | ADDTN |
| 1 | F/C | A | | 288 | | c | PORCH |
| | OFF | P | | 180 | 5400 | d | PORCH |
| | EPF | P | | 60 | 2400 | e | PORCH |
| | CPY | P | | 225 | 1800 | f | PORCH |
| | PAT | P | | 225 | 680 | | |

L/C TODD BASINGER & HEATHER BEER 2-11-2020 \$71,000

| | | | | | | | |
|-------|----|------------|-------------------|---------------|---------|---------|---------|
| Sale# | #p | sale date | To | Type/Invalid? | Sales\$ | co:land | co:bldg |
| 555 | 1 | 2015-10-20 | BMAR HOLDINGS LLC | LDf * | 26500 | 3200 | 53800 |
| 148 | 1 | 1994-02-24 | SHIRK VIRGINIA | 1CT * | 0 | 0 | 31910 |

| | | | | |
|------|------|-------|-------|---------|
| Year | Land | Bldg | Total | Net Tax |
| 2021 | 980 | 25210 | 26190 | 1227.88 |
| 2020 | 980 | 25210 | 26190 | 1066.52 |

| | | | | |
|-------------------------------|-----------|---|---|---------|
| Project | ben acres | / | % | factor |
| 902 MAIN DISTRICT CONSERVANCY | | | | XA/2025 |
| 500 HARDIN COUNTY LANDFILL | | | | XA/2025 |



418 W COLUMBUS ST 43326

| | | | | |
|-----------------|-----------------|------------------------|-------|--------|
| Occupancy | 1 Single Family | *DWELLING COMPUTATIONS | Sq-Ft | Value |
| Story Height | 2 | | | |
| Floor Level | Main | FRAME | 1038 | 104480 |
| | Full Upper | FRAME | 750 | 56630 |
| | Qtr Story | FRAME | 288 | 1360 |
| | Basement | | 567 | 10790 |
| | Subtotal | | | 173260 |
| Shingle | Roof | GABLE | | |
| | B 1 2 U A | | | |
| | P P | Plumbing | | 1400 |
| | X X | Extra Features | | 10280 |
| | X X | Total Value | | 184940 |
| | X X | | | |
| | L | PUB SIDEWALK | | |
| Number of Rooms | 1 5 3 1 | | | |
| Bedrooms | 1 3 | Neighborhood: | | |
| | | Code: | | 3670 |
| Central Heat | A | Dwl/Gar/NC% | | 1.0900 |
| FORCED AIR | | | | |
| Plumbing | | | | |
| Standard | 1 | | | |
| Extra 2 Fixture | 1 | | | |

| | | | | | | | | |
|------------|----------|-----------|--------|-----------|---------|-----------|----------|-------|
| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
| 1 DWELLING | 2 B F | PtxFt | Area | Grade | Cond | Value | Dpr | Dpr |
| 2 Garage | | 22X24 | 528 | C | OLD/AV | 184940 | .55 | 90710 |
| 3 Shed | *PP | 8X10 | 80 | C | OLD/AV | 12670 | .65 | 4830 |
| | | | | | 2020AV | 0 | | 0 |
| front lot | acres/ | effective | depth | depth | actual | effective | extended | true |
| | frontage | frontage | factor | rate | rate | rate | value | value |
| | 31.3500 | 31.00 | 173 | 107 | 120 | 128 | 3970 | 3970 |

Call Back:

Sign: PSN Date: 2015-04-09 Lister:

36-210015.0000-v082020R