PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-210015.0000 RES
E65 2026

sale

2023 BMAR HOLDINGS LLC	2015-10-20	
2024 BMAR HOLDINGS LLC	2015-10-20	
2025 BMAR HOLDINGS LLC	2015-10-20	
2026 BMAR HOLDINGS LLC	2015-10-20	POWERS W PT PT VAC ALLEY
418 W COLUMBUS ST	1DF 6	
	$26,500	
KENTON OH 43326		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3970	3970	3970	3970		3970	4600	4590
Bldg100%	95540	95540	95540	95540		95540	131490	131490
Totl100%	99510t	99510t	99510t	99510t		99510t	136090t	136080t
Cauv100%								
Tax Value:								
Land 35%	1390	1390	1390	1390		1390	1610	1610
Bldg 35%	33440	33440	33440	33440		33440	46020	46020
Totl 35%	34830t	34830t	34830t	34830t		34830t	47630t	47630t
Hmstd35%								
Owner Oc			30.70	30.70	30.70			
Hmstd RB								
Net Tax	1432.08	1515.02	1474.32	1474.32	1474.32			
Sp-Asmnt	21.49	34.12	34.12	34.12				

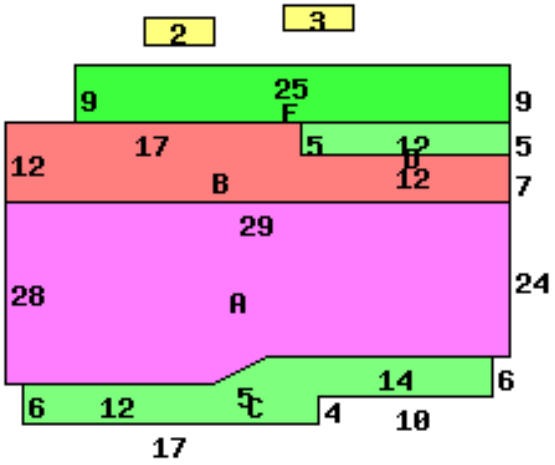
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		750		a	*MAIN
1 A	F/C	A		288		b	ADDTN
	OFP	P		180	5400	c	PORCH
	EFP	P		60	2400	d	PORCH
	CPY	P		225	1800	e	PORCH
	PAT	P		225	680	f	PORCH

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

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

Year	Land	Bldg	Total	Net Tax
2022	980	25210	26190	1223.42
2021	980	25210	26190	1227.88

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

Plaster/Drywall	P P	Plumbing	1400
Unfinished Wall	X X	Extra Features	10280
Floor/Hardwood	X X	Total Value	184940
Floor/Carpet	X X		
Floor/Tile-Lino	L	PUB SIDEWALK	
Number of Rooms	1 5 3 1		
Bedrooms	1 3	Neighborhood:	
		Code:	3670
Central Heat	A	Dwl/Gar/NC%	1.5000
FORCED AIR			
Plumbing			
Standard	1		
Extra 2 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1788		C	OLD/AV	184940	.55		124840
2	Garage		22X24	528		C	OLD/AV	12670	.65		6650
3	Shed	*PP	8X10	80			2020AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	31.3500	31.00	173	107	138	148	4590	4590

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

36-210015.0000-v082020R