

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		
	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					
Land100%	2800	3970	3970	3970	3970
Bldg100%	72030	95540	95540	95540	95540
Totl100%	74830t	99510t	99510t	99510t	99510t
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	

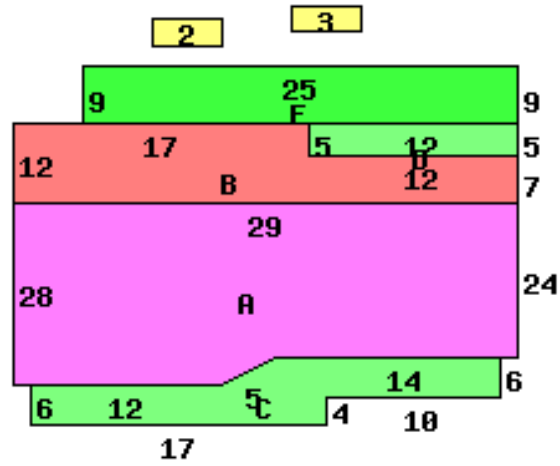
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
2	B	F	M	750		a *MAIN
1	A	F/C	A	288		b ADDTN
		OPF	P	180	5400	c PORCH
		EPF	P	60	2400	d PORCH
		CPY	P	225	1800	e PORCH
		PAT	P	225	680	f PORCH

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

Sale#	#p	sale date	To	Type/Invalid?	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	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F		Rate	C	Cond	Value	Dpr	Dpr	Value
2 Garage	*PP	22X24	528	C	OLD/AV	12670	.65		4830
3 Shed		8X10	80		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