

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-210043.0000
H80

RES
2025

sale

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

2022	BMAR HOLDINGS LLC	2013-05-20	
2023	BMAR HOLDINGS LLC	2013-05-20	
2024	BMAR HOLDINGS LLC	2013-05-20	
2025	BMAR HOLDINGS LLC	2013-05-20	BRUNSONS 16
	343 W NORTH ST	LWD	
	KENTON OH 43326	\$28,400	

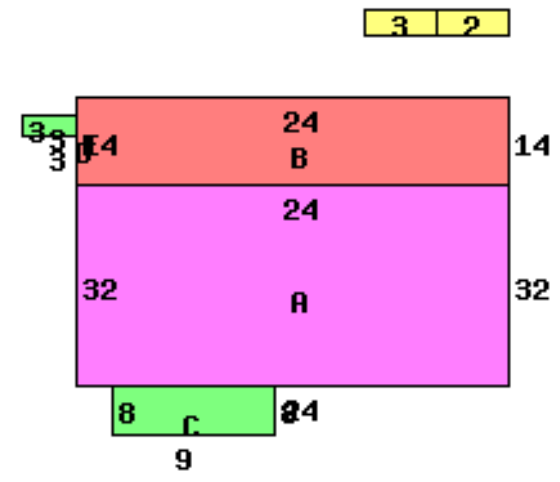
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4860	7030	7030	7030	7020
Bldg100%	101340	117740	117740	117740	117740
Totl100%	106200t	124770t	124770t	124770t	124760t
Cauv100%					
Tax Value:					
Land 35%	1700	2460	2460	2460	2460
Bldg 35%	35470	41210	41210	41210	41210
Totl 35%	37170t	43670t	43670t	43670t	43670t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1736.34	1795.56	1899.54	1887.02	
Sp-Asmnt	21.91	21.91	35.27	184.15	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		768		a	*MAIN
2	F/C	A		336		b	ADDTN
	OFFP	P		72	2160	c	PORCH
	CAN	P		9	70	d	PORCH
	STP	P		9	40	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
247	1	2013-05-20	BMAR HOLDINGS LLC	LWD	28400	5630	91430
75	1	2013-02-20	FEDERAL NATIONAL MORTGAGE	LSH	30000	5630	91430
693	1	2000-11-21	INMAN WILLIAM	LWD	49350	4400	58660
600	1	1998-10-14	GREEN TREE FINANCIAL SER	LSH	38666	4630	39110
883	1	1993-09-30	ALLMON DARREL LEE & JENN	LQC *	0	0	42710
717	1	1992-07-31		LUN *	0	0	41110
315	1	1991-05-03		LUN *	43000	0	41110

Year	Land	Bldg	Total	Net Tax
2021	1700	35470	37170	1742.66
2020	1700	35470	37170	1513.64

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
642 TRASH-KENTON CITY			XA/2025
539 DELQ WATER - KENTON CORP			XA/2025
540 DELQ SEWER - KENTON CORP			XA/2025



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	1104 101890
Full Upper	FRAME	336 31740
Part Upper	FRAME	768 34770
Basement		569 10830
Subtotal		179230
Metal		
Plaster/Drywall	X X	Air Conditioning 3950
Unfinished Wall	X	Plumbing 2800
Floor/Hardwood	X	Extra Features 2270
Floor/Pine	X X	Total Value 188250
Number of Rooms	1 5 3	
Bedrooms	3	PUB SIDEWALK
Heat Pump	A	Neighborhood:
Central A/C	A	Code: 3670
Plumbing		Dwl/Gar/NC% 1.0900
Standard	1	
Extra 2 Fixture	2	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F		2208		C-	1955AV	169430	.42		107110
2 STORAGE	* CB 0	18X42	756			1952FR	3100			3100
3 Garage	CB 0	30X32	960		C	1952FR	23040	.70		7530
front lot	acres/	effective	depth	depth	actual	effective	extended	value	rate	true
	54.0000	54.00	175	108	120	130	7020	7020		

Call Back:

Sign: PSN Date: 2015-02-04 Lister:

36-210043.0000-v082020R