PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230009.0000 RES
A04 2025

sale

2022 BMAR HOLDINGS LLC	2013-04-29	
2023 BMAR HOLDINGS LLC	2013-04-29	
2024 BMAR HOLDINGS LLC	2013-04-29	
2025 BMAR HOLDINGS LLC	2013-04-29	SHANAFELTS 3RD 23
324 SCOTT AVE	1WD	
	$14,000	
KENTON OH 43326		

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

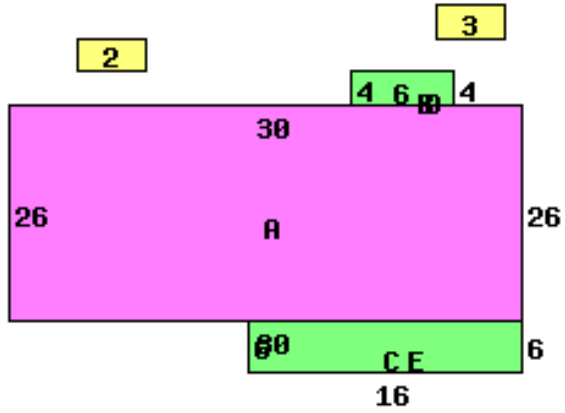
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	510	510	510	510	510
Acres					
Land100%	3740	5370	5370	5370	5380
Bldg100%	39970	48940	48940	48940	48930
Totl100%	43710t	54310t	54310t	54310t	54310t
Cauv100%					
Tax Value:					
Land 35%	1310	1880	1880	1880	1880
Bldg 35%	13990	17130	17130	17130	17130
Totl 35%	15300t	19010t	19010t	19010t	19010t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	714.72	781.62	826.88	821.42	
Sp-Asmnt	20.79	20.79	212.97	28.91	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		780		a	*MAIN
	CAN	P		24	190	b	PORCH
	CAN	P		96	770	c	PORCH
	STP	P		24	100	d	PORCH
	STP	P		96	380	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
206	1	2013-04-29	BMAR HOLDINGS LLC	1WD		14000	4260	28310
9	1	2013-01-10	FIFTH THIRD MORTGAGE COMP	1SH		20000	4260	28310
250	1	2006-06-07	OHLER DARCY L	1WD	*	0	3290	32340
20	1	2006-01-12	FEDERAL HOME LOAN MORTGA	1SH		26000	3290	32340
116	1	2003-03-11	LONG CARL D	1WD		50000	2970	30000
69	1	1998-02-11	DAVIS DONNA JEAN	1QC	*	0	3110	9260
1228	1	1993-12-16	MANNS ANN M	1WD		4000	0	11830

Year	Land	Bldg	Total	Net Tax
2021	1310	13990	15300	717.32
2020	1310	13990	15300	623.04

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



324 SCOTT AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	780	95310
	Subtotal			95310
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	1400
Panelled Wall	X	Extra Features	1440
Floor/Pine	X	Total Value	98150
Floor/Carpet	X		
Floor/Tile-Lino	L	PUB ALLEY	
Number of Rooms	3		
Bedrooms	1	Neighborhood:	
		Code:	3670
Central Heat	A	Dwl/Gar/NC%	1.0900
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

	Bldg Type	SHB+	Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1	F/C		780		D+	OLD/AV	83430	.55		40920
2	P	*SV	PAT0	12X12	144		C	1974AV	100			100
3	Garage		F	24X28	672		C	1999AV	16130	.55		7910

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	47.5000	48.00	130	93	120	112	5380	5380

Call Back: Sign: PSN Date: 2015-01-27 Lister:

36-230009.0000-v082020R