PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-240002.0000 RES
H33 2026

## sale

| | | |
|---|---|---|
| 2023 BMAR HOLDINGS LLC | 2014-03-31 | |
| 2024 BMAR HOLDINGS LLC | 2014-03-31 | |
| 2025 BMAR HOLDINGS LLC | 2014-03-31 | |
| 2026 BMAR HOLDINGS LLC | 2014-03-31 | MOORES 18 |
| 340 N CENTER REAR ST | 1WD | |
| | $15,000 | |
| KENTON OH 43326 | | |
| 2027 DUNSON RICKY A & VICKIE | 2025-03-20 | |
| 340 N CENTER REAR ST | 1SD | |
| KENTON OH 43326 | | |
| 2028 HUDSON GARY | 2026-09-24 | |
| 340 N CENTER REAR ST | 1WD | |
| KENTON OH 43326 | | |

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

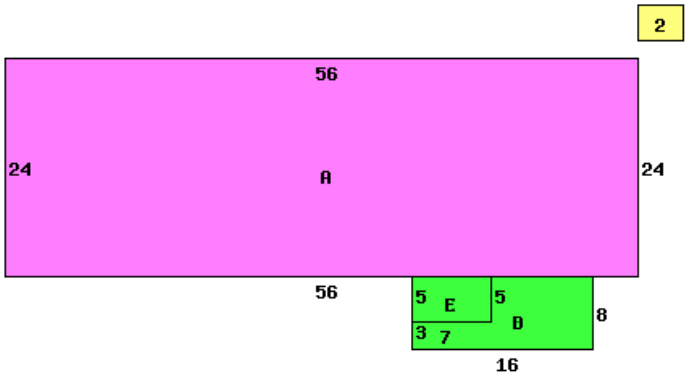
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 560 | 560 | 560 | 560 | 0 | 560 | 560 | 560 |
| Acres | | | | | | | | |
| Land100% | 4740 | 4740 | 4740 | 4740 | | 4740 | 4740 | 4730 |
| Bldg100% | 58430 | 58430 | 58430 | 58430 | | 58430 | 80060 | 80070 |
| Totl100% | 63170t | 63170t | 63170t | 63170t | | 63170t | 84800t | 84800t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 1660 | 1660 | 1660 | 1660 | | 1660 | 1660 | 1660 |
| Bldg 35% | 20450 | 20450 | 20450 | 20450 | | 20450 | 28020 | 28020 |
| Totl 35% | 22110t | 22110t | 22110t | 22110t | | 22110t | 29680t | 29680t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 909.10 | 961.72 | 955.38 | 955.38 | 955.38 | | | |
| Sp-Asmnt | 38.43 | 47.71 | 47.71 | 47.71 | | | | |

| SHB+ | Cons | Type | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | 340 N CENTER REAR ST | | | | | | |
| | F/C | M | | 1344 | | a | *MAIN |
| | DK | P | | 93 | 1400 | b | PORCH |
| | DK | P | | 35 | 530 | c | PORCH |
| | CAN | P | | 93 | 740 | d | PORCH |
| | CAN | P | | 35 | 280 | e | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 449 | 1 | 2026-09-24 | HUDSON GARY | 1WD | * | 0 | 4740 | 58430 |
| 112 | 1 | 2025-03-20 | DUNSON RICKY A & VICKIE L | 1SD | | 40000 | 4740 | 58430 |
| 99 | 1 | 2014-03-31 | BMAR HOLDINGS LLC | 1WD | | 15000 | 2370 | 20970 |
| 35 | 1 | 2010-01-28 | MAGANN JOANNA | 1CT | * | 0 | 2510 | 24910 |
| 248 | 1 | 1999-06-14 | HUNSICKER JOANNA | 1QC | * | 0 | 2430 | 32110 |
| 130 | 1 | 1993-02-25 | MAGANN RONALD | 1WD | | 10000 | 0 | 25510 |
| 75 | 1 | 1993-02-03 | MAGANN RONALD | 1WD | | 7500 | 0 | 25510 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 1740 | 6300 | 8040 | 375.58 |
| 2021 | 1740 | 6300 | 8040 | 376.94 |

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




340 N CENTER ST REAR 43326

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1344 | 107720 |
| | Subtotal | | | 107720 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Panelled Wall | X | Plumbing | 2100 |
| Floor/Carpet | X | Extra Features | 2950 |
| Floor/Tile-Lino | X | Total Value | 112770 |
| Number of Rooms | 5 | | |
| Bedrooms | 2 | PUB ALLEY | |
| Central Heat | A | Neighborhood: | |
| FORCED AIR | | Code: | 3670 |
| Plumbing | | Dwl/Gar/NC% | 1.5000 |
| Standard | 1 | | |
| Extra 3 Fixture | 1 | | |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | MH/REAL | 1 F/C | 24X60 | 1344 | | MHD | 1973AV | 90220 | .35 | .10 | 79170 |
| 2 | Garage | *SV 0 | 12X20 | 240 | | D- | 1974FR | 0 | | | 900 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| rear lot | | 182.00 | 68 | 64 | 40 | 26 | 4730 | 4730 |

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