

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-240004.0000
H49

RES
2025

sale

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

2022 BMAR HOLDINGS LLC	2013-06-07	
2023 BMAR HOLDINGS LLC	2013-06-07	
2024 BMAR HOLDINGS LLC	2013-06-07	
2025 BMAR HOLDINGS LLC	2013-06-07 MOORES 16	
513 W GROVE ST	LWD	
KENTON OH 43326	\$13,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3660	5260	5260	5260	5260
Bldg100%	49400	61000	61000	61000	61000
Totl100%	53060t	66260t	66260t	66260t	66260t
Cauv100%					
Tax Value:					
Land 35%	1280	1840	1840	1840	1840
Bldg 35%	17290	21350	21350	21350	21350
Totl 35%	18570t	23190t	23190t	23190t	23190t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	867.46	953.50	1008.70	1002.04	
Sp-Asmnt	20.94	20.94	29.99	29.99	

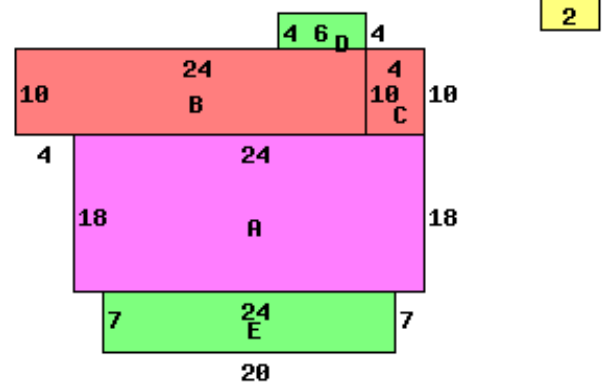
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		432		a	*MAIN
1 B	F	A		240		b	ADDTN
1	F/C	A		40		c	ADDTN
	STP	P		24	100	d	PORCH
	EFP	P		140	5600	e	PORCH

L/C WESLEY D SHERWOOD 9-5-2014

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
288	1	2013-06-07	BMAR HOLDINGS LLC	LWD	13000	4170	38260
364	1	2007-07-17	DNN HOLDINGS LLC	LWD	9500	3200	43970
72	1	2006-02-13	U S BANK NATIONAL ASSOCI	LWD *	0	3200	43970
180	1	1994-03-09	SELOVER STACEY D	LWD *	23000	0	20830
277	1	1991-04-25		LUN *	0	0	18830
406	0	1986-06-05		*	19500	0	13400

Year	Land	Bldg	Total	Net Tax
2021	1280	17290	18570	870.62
2020	1280	17290	18570	756.20

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



513 W GROVE ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
		Sq-Ft	Value
Story Height	1H		
Floor Level	Main	FRAME	712 89500
	Part Upper	FRAME	432 23850
	Basement		672 12730
	Subtotal		126080
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	D D	Extra Features	5700
Panelled Wall	X X	Total Value	131780
Unfinished Wall	X		
Floor/Pine	X X	PUB SIDEWALK	
Floor/Carpet	X		
Floor/Tile-Lino	L	Neighborhood:	
Number of Rooms	1 4 2	Code:	3670
Bedrooms	1 2	Dwl/Gar/NC%	1.0900
Central Heat	A		
GRAV AIR			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F							
2 Garage		18X20	360	C-	OLD/AV	.55		58170
				C	1982FR	.70		2830
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	factor	rate	value	value	
	47.0000	47.00	130	93	120	5260	5260	

Call Back:

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

36-240004.0000-v082020R