PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-240004.0000 RES
H49 2026

sale

2023 BMAR HOLDINGS LLC	2013-06-07	
2024 BMAR HOLDINGS LLC	2013-06-07	
2025 BMAR HOLDINGS LLC	2013-06-07	
2026 BMAR HOLDINGS LLC	2013-06-07	MOORES 16
513 W GROVE ST	1WD	
	$13,000	
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	510	510	510	510	0	510	510	510
Acres								
Land100%	5260	5260	5260	5260		5260	6030	6020
Bldg100%	61000	61000	61000	61000		61000	83940	83950
Totl100%	66260t	66260t	66260t	66260t		66260t	89970t	89970t
Cauv100%								
Tax Value:								
Land 35%	1840	1840	1840	1840		1840	2110	2110
Bldg 35%	21350	21350	21350	21350		21350	29380	29380
Totl 35%	23190t	23190t	23190t	23190t		23190t	31490t	31490t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	953.50	1008.70	1002.04	1002.04	1002.04			
Sp-Asmnt	20.94	29.99	29.99	29.99				

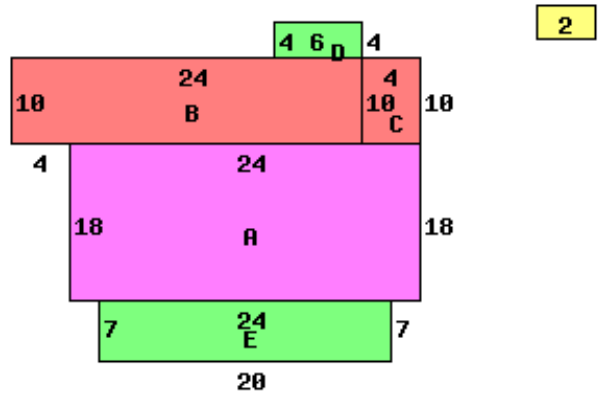
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		432		a	*MAIN
1 B	F	A		240		b	ADDTN
1	F/C	A		40		c	ADDTN
	STP	P		24	100	d	PORCH
	EFP	P		140	5600	e	PORCH

L/C WESLEY D SHERWOOD 9-5-2014

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

Year	Land	Bldg	Total	Net Tax
2022	1280	17290	18570	867.46
2021	1280	17290	18570	870.62

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		
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X			
Floor/Tile-Lino		L			
Number of Rooms	1	4	2		
Bedrooms		1	2		
Central Heat		A			
GRAV AIR					
Plumbing					
Standard	1				

Extra Features	5700
Total Value	131780
PUB SIDEWALK	
Neighborhood:	
Code:	3670
Dwl/Gar/NC%	1.5000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1144		C-	OLD/AV	118600	.55		80060
2	Garage		18X20	360		C	1982FR	8640	.70		3890

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	47.0000	47.00	130	93	138	128	6020	6020

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

36-240004.0000-v082020R