

PLEASANT TWP
KENTON CORP

00350

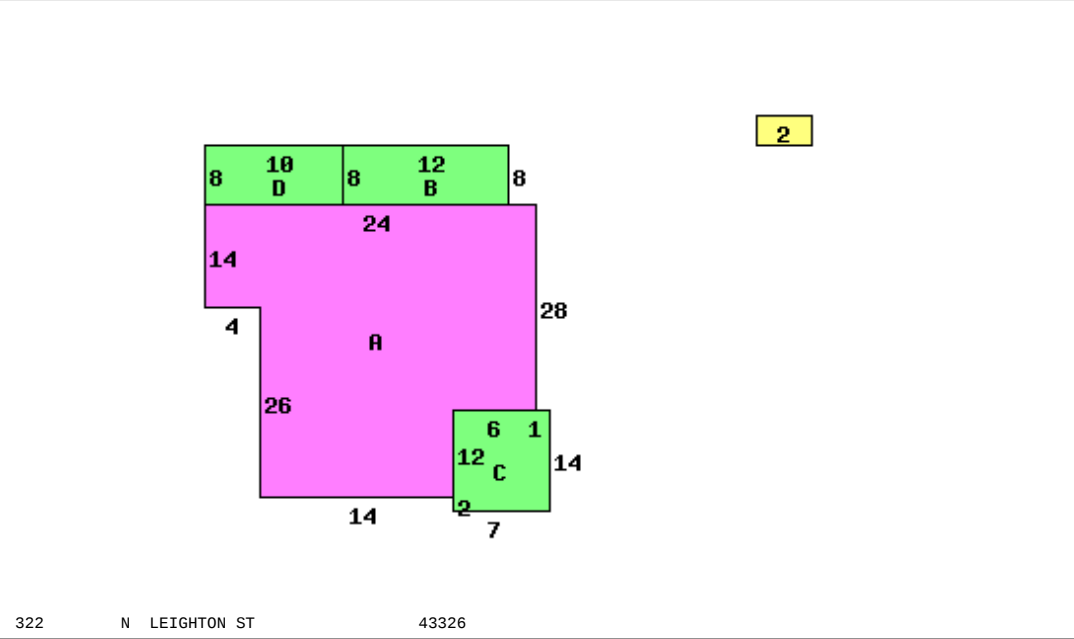
Hardin County, Ohio
Michael T. Bacon, Auditor

36-240026.0000
H59

RES
2024

sale		Eff Rate:- 50.76 — 50.59 — 44.66 — 47.03 — a/r			
2021 BMAR HOLDINGS LLC	2014-02-24	Tax Year	2021	2022	2023
2022 BMAR HOLDINGS LLC	2014-02-24	Prop Cls	510	510	510
2023 BMAR HOLDINGS LLC	2014-02-24	Acres			
2024 BMAR HOLDINGS LLC	2014-02-24 CALLAMS PT 1-2	Land100%	3460	3460	4970
322 N LEIGHTON ST	1WD	Bldg100%	60260	60260	72060
KENTON OH 43326	\$16,500	Totl100%	63710t	63710t	77030t
		Cauv100%			
		Tax Value:			
		Land 35%	1210	1210	1740
		Bldg 35%	21090	21090	25220
		Totl 35%	22300t	22300t	26960t
		Hmstd35%			
		Owner 0c			
		Hmstd RB			
		Net Tax	1045.50	1041.70	1108.50
					1740
					25220
					26960t
		Sp-Asmnt	22.32	22.31	22.31
					30.96

SHB+ 2	CONS F/C EFP OFF DK	TYPE M P P P	FACT	SQ-FT 784 96 98 80	VALUE 3840 2940 1200	a b c d	*MAIN PORCH PORCH PORCH
#: 27 L/W 362400270000							
Sale#	#d	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
55	1	2014-02-24	BMAR HOLDINGS LLC	1WD *	16500	3970	55740
40	1	2014-02-06	J PMORGAN MORTGAGE ACQUIS	1SH *	36000	3970	55740
350	1	2007-07-09	COZAD GREGORY L & CAROL	1WD	74000	3060	47710
654	1	2006-10-23	WEAVER PHILLIP L	1WD	20000	3060	47710
173	1	2006-03-24	ARGENT MORTGAGE CO LLC	1SH	32000	3060	47710
226	1	2005-04-11	FERRELL STACY M	1WD	67000	2770	43570
656	1	2003-11-10	WEAVER PHILLIP & DEBORAH	1WD	24000	2770	43570
426	1	2003-07-25	COUNTRYWIDE HOME LOANS I	1DD	25000	2770	43570
708	1	2000-12-06	KIDD RICHARD & CINDY	1SD	52000	2770	36090
28	1	1995-01-11	WEAVER PHILLIP L	1WD	20000	0	26510
Year	Land	Bldg	Total	Net Tax			
2020	1210	21090	22300	908.10			
2019	1160	17370	18530	729.68			
p r o j e c t					ben acres / % factor		
902 MAIN DISTRICT CONSERVANCY				XA/2024			
500 HARDIN COUNTY LANDFILL				XA/2024			



Occupancy 1 Single Family		*DWELLING COMPUTATIONS		Sq-Ft		Value		Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Story Height	2							1 DWELLING	2 F/C	10X12	1568	Rate	C-	OLD/AV	145670	.55	Dpr	Value
Floor Level		Main	FRAME	784	95800			2 Shed	*SV		120			1993AV	600			71450
		Full Upper	FRAME	784	57370					acres/	effective	depth		actual	effective	extended		true
		Subtotal			153170			front lot		frontage	frontage	factor		rate	rate	value		value
Shingle		Roof	GABLE							44.00000	44.00	132	94	120	113	4970		4970
Plaster/Drywall		D P			700													
Floor/Pine		X			7980													
Floor/Carpet		X X			161850													
Floor/Tile-Lino		L																
Number of Rooms		4 4																
Bedrooms		3																
Central Heat		A																
FORCED AIR					3670													
Plumbing					1.0900													
Standard		1																
Extra Fixture		1																