

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-240026.0000  
H59

RES  
2025

sale

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

2022	BMAR HOLDINGS LLC	2014-02-24
2023	BMAR HOLDINGS LLC	2014-02-24
2024	BMAR HOLDINGS LLC	2014-02-24
2025	BMAR HOLDINGS LLC	2014-02-24 CALLAMS PT 1-2
	322 N LEIGHTON ST	LWD
	KENTON OH 43326	\$16,500

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres	3460	4970	4970	4970	4970	4970
Land100%	60260	72060	72060	72060	72060	72050
Bldg100%	63710t	77030t	77030t	77030t	77030t	77020t
Totl100%						
Cauv100%						
Tax Value:						
Land 35%	1210	1740	1740	1740	1740	1740
Bldg 35%	21090	25220	25220	25220	25220	25220
Totl 35%	22300t	26960t	26960t	26960t	26960t	26960t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1041.70	1108.50	1172.68	1164.96	1164.96	
Sp-Asmnt	22.31	22.31	30.96	30.96		

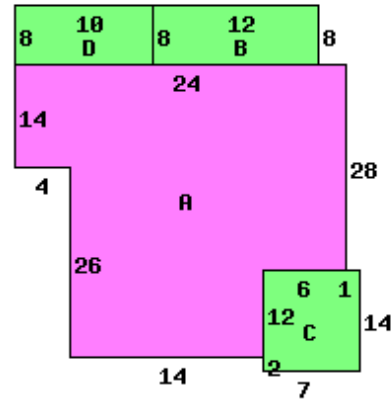
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		784			
	EFP	P		96	3840	b	PORCH
	OPF	P		98	2940	c	PORCH
	DK	P		80	1200	d	PORCH

#: 27 L/W  
362400270000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
55	1	2014-02-24	BMAR HOLDINGS LLC	LWD *	16500	3970	55740
40	1	2014-02-06	J PMORGAN MORTGAGE ACQUIS	LSH *	36000	3970	55740
350	1	2007-07-09	COZAD GREGORY L & CAROL	LWD	74000	3060	47710
654	1	2006-10-23	WEAVER PHILLIP L	LWD	20000	3060	47710
173	1	2006-03-24	ARGENT MORTGAGE CO LLC	LSH	32000	3060	47710
226	1	2005-04-11	FERRELL STACY M	LWD	67000	2770	43570
656	1	2003-11-10	WEAVER PHILLIP & DEBORAH	LWD	24000	2770	43570
426	1	2003-07-25	COUNTRYWIDE HOME LOANS I	IDD	25000	2770	43570
708	1	2000-12-06	KIDD RICHARD & CINDY	ISD	52000	2770	36090
28	1	1995-01-11	WEAVER PHILLIP L	LWD	20000	0	26510

Year	Land	Bldg	Total	Net Tax
2021	1210	21090	22300	1045.50
2020			22300	908.10

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



322 N LEIGHTON ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
	Main	FRAME 784 95800
	Full Upper	FRAME 784 57370
	Subtotal	153170
Shingle	Roof	GABLE
Plaster/Drywall	D P	Plumbing 700
Floor/Pine	X	Extra Features 7980
Floor/Carpet	X X	Total Value 161850
Floor/Tile-Lino	L	
Number of Rooms	4 4	PUB SIDEWALK
Bedrooms	3	
Central Heat	A	Neighborhood: 3670
FORCED AIR		Code: 1.0900
Plumbing		Dwl/Gar/NC%
Standard	1	
Extra Fixture	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 F/C	10X12	1568	120	C-	OLD/AV	145670	.55		71450
2 Shed	*SV					1993AV	600			600
front lot	44.0000	44.00	132	94		113	4970			4970

Call Back:	Sign: PSN Date: 2015-02-04	Lister:	36-240026.0000-v082020R
------------	----------------------------	---------	-------------------------