PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-240026.0000 RES
H59 2026

sale

2023 BMAR HOLDINGS LLC	2014-02-24	
2024 BMAR HOLDINGS LLC	2014-02-24	
2025 BMAR HOLDINGS LLC	2014-02-24	
2026 BMAR HOLDINGS LLC	2014-02-24	CALLAMS PT 1-2
322 N LEIGHTON ST	1WD	
	$16,500	
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%	4970	4970	4970	4970		4970	5710	5720
Bldg100%	72060	72060	72060	72060		72060	98940	98930
Totl100%	77030t	77030t	77030t	77030t		77030t	104660t	104650t
Cauv100%								
Tax Value:								
Land 35%	1740	1740	1740	1740		1740	2000	2000
Bldg 35%	25220	25220	25220	25220		25220	34630	34630
Totl 35%	26960t	26960t	26960t	26960t		26960t	36630t	36630t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1108.50	1172.68	1164.96	1164.96	1164.96			
Sp-Asmnt	22.31	30.96	30.96	30.96				

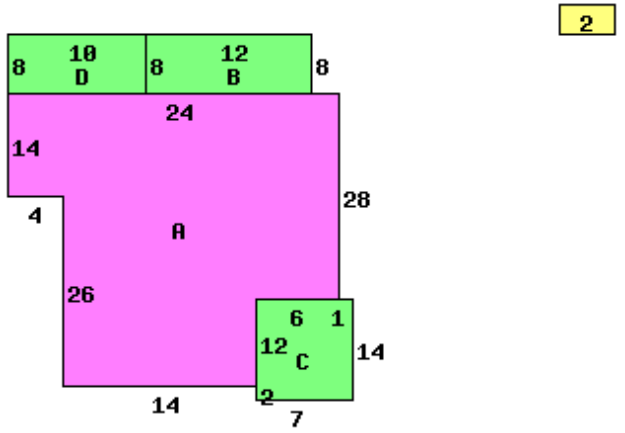
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		784		a	*MAIN
	EFP	P		96	3840	b	PORCH
	OFP	P		98	2940	c	PORCH
	DK	P		80	1200	d	PORCH

#: 27 L/W
3624002700000

Sale#	#p	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
2022	1210	21090	22300	1041.70
2021	1210	21090	22300	1045.50

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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	784	95800
	Full Upper	FRAME	784	57370
	Subtotal			153170
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall	D	P			
Floor/Pine	X				
Floor/Carpet	X	X			
Floor/Tile-Lino	L				
Number of Rooms	4	4			
Bedrooms		3			
Central Heat	A				
FORCED AIR					
Plumbing					
Standard	1				
Extra Fixture	1				

Plumbing	700
Extra Features	7980
Total Value	161850
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	2 F/C		1568		C-	OLD/AV	145670	.55		98330
2	Shed	*SV	10X12	120			1993AV	600			600

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	44.0000	44.00	132	94	138	130	5720	5720

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

36-240026.0000-v082020R