PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250057.0000 RES
H23 2025

sale

2022 BMAR HOLDINGS LLC	2012-12-24	
2023 BMAR HOLDINGS LLC	2012-12-24	
2024 BMAR HOLDINGS LLC	2012-12-24	
2025 BMAR HOLDINGS LLC	2012-12-24 I G WMS PT OL 44	
350 CENTER ST	12	
	$239,000	
KENTON OH 43326		

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

	2022	2023	2024	2025	CAMA
Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	510
Acres					
Land100%	4310	6170	6170	6170	6160
Bldg100%	33710	44630	44630	44630	44630
Totl100%	38030t	50800t	50800t	50800t	50790t
Cauv100%					
Tax Value:					
Land 35%	1510	2160	2160	2160	2160
Bldg 35%	11800	15620	15620	15620	15620
Totl 35%	13310t	17780t	17780t	17780t	17780t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	621.76	731.06	773.38	768.28	
Sp-Asmnt	20.67	20.67	28.59	28.59	

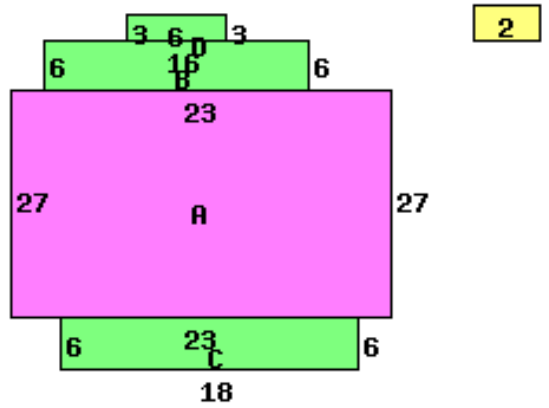
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	F/C	M		621		a	*MAIN
	EFP	P		96	3840	b	PORCH
	OFP	P		108	3240	c	PORCH
	STP	P		18	70	d	PORCH

L/C MICHAEL B & BETH ANN DAVIDSON 6-7-2016 $55,000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
591	12	2012-12-24	BMAR HOLDINGS LLC	12		239000	4910	25370
533	1	2010-11-18	WEAVER PHILLIP	1WD	*	17000	4000	22770
427	1	2010-09-07	FEDERAL HOME LOAN MORTGAG	1SH	*	21334	4000	22770
243	1	1995-04-04	CAUDILL MICHAEL & ROBIN	WD		30000	3600	9510
446	1	1994-05-25	COULSON MICHAEL	1WD		9365	0	13110
143	1	1994-02-23	COULSON MICHAEL	1CT	*	0	0	13110

Year	Land	Bldg	Total	Net Tax
2021	1510	11800	13310	624.00
2020	1510	11800	13310	542.02

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



350 CENTER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	621	82940
	Qtr Story	FRAME	621	2580
	Subtotal			85520
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	594 sq ft	Attic Finish	10010
Floor/Carpet	X	X		Heating	-1580
Floor/Tile-Lino	L			Extra Features	7150
Number of Rooms	5	2		Total Value	101100
Bedrooms	1	2			
				PUB SIDEWALK	
Plumbing					
Standard	1			Neighborhood:	
				Code:	3670
				Dwl/Gar/NC%	1.0900

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 AF/C		1215		C-	OLD/AV	90990	.55		44630
2	Shed	*PP F		0			1997	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	54.0000	54.00	136	95	120	114	6160	6160

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

36-250057.0000-v082020R