

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250057.0000
H23

RES
2025

sale

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

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
	KENTON OH 43326	\$239,000

Tax Year	2022	2023	2024	2025	CAMA
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	

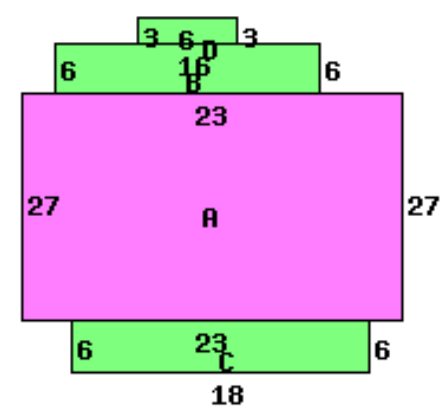
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	A	F/C	M	621			
		EFP	P	96	3840	b	PORCH
		OPF	P	108	3240	c	PORCH
		STP	P	18	70	d	PORCH

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

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
591	12	2012-12-24	BMAR HOLDINGS LLC	12	239000	4910	25370
533	1	2010-11-18	WEAVER PHILLIP	LWD *	17000	4000	22770
427	1	2010-09-07	FEDERAL HOME LOAN MORTGAG	LSH *	21334	4000	22770
243	1	1995-04-04	CAUDILL MICHAEL & ROBIN	WD	30000	3600	9510
446	1	1994-05-25	COULSON MICHAEL	LWD	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	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	621 82940
	Qtr Story	FRAME	621 2580
	Roof	GABLE	Subtotal 85520
Shingle	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	
Plumbing Standard	1		PUB SIDEWALK
			Neighborhood: Code: 3670
			Dwl/Gar/NC% 1.0900

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 AF/C	FtxFt	1215	Rate	C-	Cond	Value	Dpr	Dpr	Value
2 Shed	*PP F			0		1997	90990	.55		44630
							0			0
front lot	acres/	effective	depth	actual	effective	extended	true			
	frontage	frontage	depth	factor	rate	value	value			
	54.0000	54.00	136	95	120	6160	6160			