PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250057.0000 RES
H23 2026

sale

2023 BMAR HOLDINGS LLC	2012-12-24	
2024 BMAR HOLDINGS LLC	2012-12-24	
2025 BMAR HOLDINGS LLC	2012-12-24	
2026 BMAR HOLDINGS LLC	2012-12-24 I G WMS PT OL 44	
350 CENTER ST	12	
	$239,000	
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%	6170	6170	6170	6170		6170	7060	7070
Bldg100%	44630	44630	44630	44630		44630	61430	61420
Totl100%	50800t	50800t	50800t	50800t		50800t	68490t	68490t
Cauv100%								
Tax Value:								
Land 35%	2160	2160	2160	2160		2160	2470	2470
Bldg 35%	15620	15620	15620	15620		15620	21500	21500
Totl 35%	17780t	17780t	17780t	17780t		17780t	23970t	23970t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	731.06	773.38	768.28	768.28	768.28			
Sp-Asmnt	20.67	28.59	28.59	28.59				

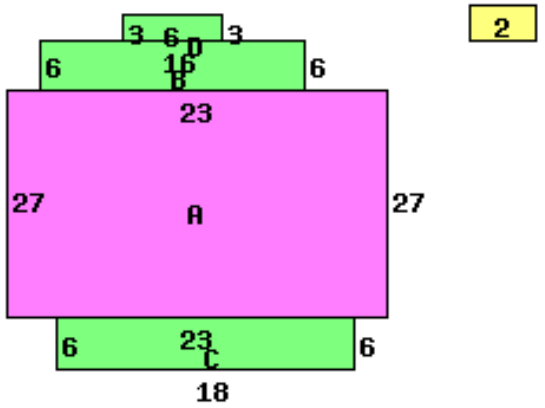
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	F/C	M		621		a	*MAIN
	EFP	P		96	3840	b	PORCH
	OFP	P		108	3240	c	PORCH
	STP	P		18	70	d	PORCH

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
2022	1510	11800	13310	621.76
2021	1510	11800	13310	624.00

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%	1.5000

	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		61420
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	138	131	7070	7070

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

36-250057.0000-v082020R