

PLEASANT TWP
KENTON CORP

00350

REAL PROPERTY RECORD

11:23 AM

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250073.0000
H98

RES
2025

sale

2022 BMAR HOLDINGS LLC
2023 BMAR HOLDINGS LLC
2024 BMAR HOLDINGS LLC
2025 BMAR HOLDINGS LLC
464 W CARROL ST
KENTON OH 43326

2018-06-13
2018-06-13
2018-06-13
2018-06-13 I G WMS 21
1AD SEE PARCEL 36-250073.01
\$0 FOR REST OF SPECIAL ASSES

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

Tax Year 2022 2023 2024 2025
Prop Cls 500 500 500 500
Acres
Land100%
Bldg100%
Totl100%
Cauv100%
5290 7570 7570 7570
5290t 7570t 7570t 7570t

CAMA
500
7560
7560t

Tax Value:
Land 35%
Bldg 35%
Totl 35%
Hmstd35%
Owner 0c
Hmstd RB
Net Tax
Sp-Asmnt
1850 2650 2650 2650
1850t 2650t 2650t 2650t
86.42 108.96 115.26 114.50
2.12 2.12 6.77 6.77

2650
0
2650t

L/C ASHELY FOSTER 4-26-2024 \$3,500.00

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
229	1	2018-06-13	BMAR HOLDINGS LLC	1AD *	0	5030	0
503	1	2017-11-15	STATE OF OHIO FORFEITED L	1 *	0	6060	0
190	1	1996-04-05	MINTER GREGORY L	1WD	26000	4400	17600
315	1	1994-04-22	JENKINS ROBERT	1WD	12500	0	22000
925	1	1989-10-30		1UN *	0	0	14710
1033	0	1986-12-16		*	11500	0	22310
209	0	1986-04-01		*	0	0	22310

Year	Land	Bldg	Total	Net Tax
2021	1850	0	1850	86.74
2020	1850	0	1850	75.32

project
902 MAIN DISTRICT CONSERVANCY XA/2025 ben acres / % factor

464 W CARROL ST 43326

PUB SIDEWALK

Neighborhood:
Code: 3670
Dwl/Gar/NC% 1.0900

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	165	105	120	126	7560	7560

Call Back: Sign: PSN Date: 2016-10-05 Lister: 36-250073.0000-v082020R