

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-260005.0000  
A61

RES  
2025

sale

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

2022	BMAR HOLDINGS LLC	2014-03-31
2023	BMAR HOLDINGS LLC	2014-03-31
2024	BMAR HOLDINGS LLC	2014-03-31
2025	BMAR HOLDINGS LLC	2014-03-31
824 W NORTH ST		
KENTON OH 43326		
		2014-03-31 G S WMS 5
	\$19,900	1WD SEE PCL 36-260005.01 FOR REST OF SPECIAL ASSESS

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	4170	6000	6000	6000	5990
Land100%	61540	64910	64910	64910	64900
Bldg100%	65710t	70910t	70910t	70910t	70890t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	1460	2100	2100	2100	2100
Bldg 35%	21540	22720	22720	22720	22720
Totl 35%	23000t	24820t	24820t	24820t	24810t
Hmstd35%					
Owner Oc					
Hmstd RB	1074.40	1020.50	1079.62	1072.50	
Net Tax					
Sp-Asmnt	21.20	21.20	30.41	30.41	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		570		b	PORCH
	CAN	A		204	1630	c	ADDTN
1	F/C	P		336		d	PORCH
	BAL	P		176	2640	e	PORCH
	OPP	P		176	5280	f	PORCH
	STP	P		204	820		

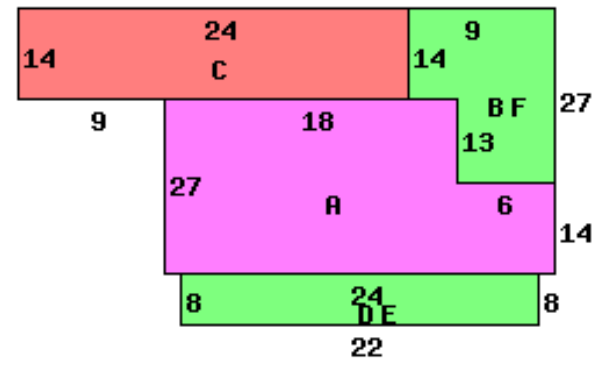
L/C DENNIS & VICTORIA TITUS II 12-14-2015 \$60,000

Sale#	#p	sale date	To	Type/Invalid?	Sales\$	co:land	co:bldg
100	1	2014-03-31	BMAR HOLDINGS LLC	1WD *	19900	4770	45310
450	1	2011-10-14	ROBINSON MICHAEL T JR	1OC *	19305	4430	68230
410	1	2011-09-22	EH POOLED 611 LP	1OC *	11500	4430	68230
11	1	2011-01-06	US BANK NATIONAL ASSOC	1SH *	30000	4430	68230
219	1	2005-04-07	HARP ROBERT	1WD	75000	3770	29570
78	1	2005-01-31	WEAVER PHILLIP L	1WD	38000	3770	29570
826	1	2004-12-20	BANK OF NY TRUSTEE	1DD	40000	3770	29570
527	1	1996-08-27	STOVER BRIAN A & TINA L	1WD	13000	4000	12910
783	1	1993-08-27	HAMILTON DENICE L	1SD *	8000	0	16910

Year	Land	Bldg	Total	Net Tax
2021	1460	21540	23000	1078.32
2020				936.60

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

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824 W NORTH ST 43326

Occupancy	1	Single Family	*DWELLING COMPUTATIONS
Story Height	2		Sq-Ft Value
Floor Level		Main	FRAME 906 99230
		Full Upper	FRAME 570 46930
		Subtotal	146160
Shingle		Roof	GABLE
	B 1 2 U A		
Plaster/Drywall	X X	Extra Features	10370
Floor/Carpet	X X	Total Value	156530
Floor/Tile-Lino	L		
Number of Rooms	5 3	PUB SIDEWALK	
Bedrooms	1 3		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3670
Plumbing		Dwl/Gar/NC%	1.0900
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C	1476		C	OLD/FR	.65		59720
2 Pole Build	M	24X40	960	C	2001AV	.55		5180
		acres/	effective	depth	effective	extended	true	
front lot		frontage	frontage	depth	rate	value	value	
		53.0000	53.00	132	94	120	5990	5990