

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-270003.0000
Y66

RES
2025

sale

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

2022	BMAR HOLDINGS LLC	2013-09-17	
2023	BMAR HOLDINGS LLC	2013-09-17	
2024	BMAR HOLDINGS LLC	2013-09-17	
2025	BMAR HOLDINGS LLC	2013-09-17	S JENNINGS 6
	518 N DETROIT ST		1WD
		\$21,000	
	KENTON OH 43326		

Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 510
Acres	7400	8460	8460	8460	8450
Land100%	67540	91630	91630	91630	91630
Bldg100%	74940t	100090t	100090t	100090t	100080t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2590	2960	2960	2960	2960
Bldg 35%	23640	32070	32070	32070	32070
Totl 35%	26230t	35030t	35030t	35030t	35030t
Hmstd35%					
Owner Oc					
Hmstd RB	1225.30	1440.32	1523.70	1513.68	
Net Tax					
Sp-Asmnt	21.00	25.00	21.00	24.00	

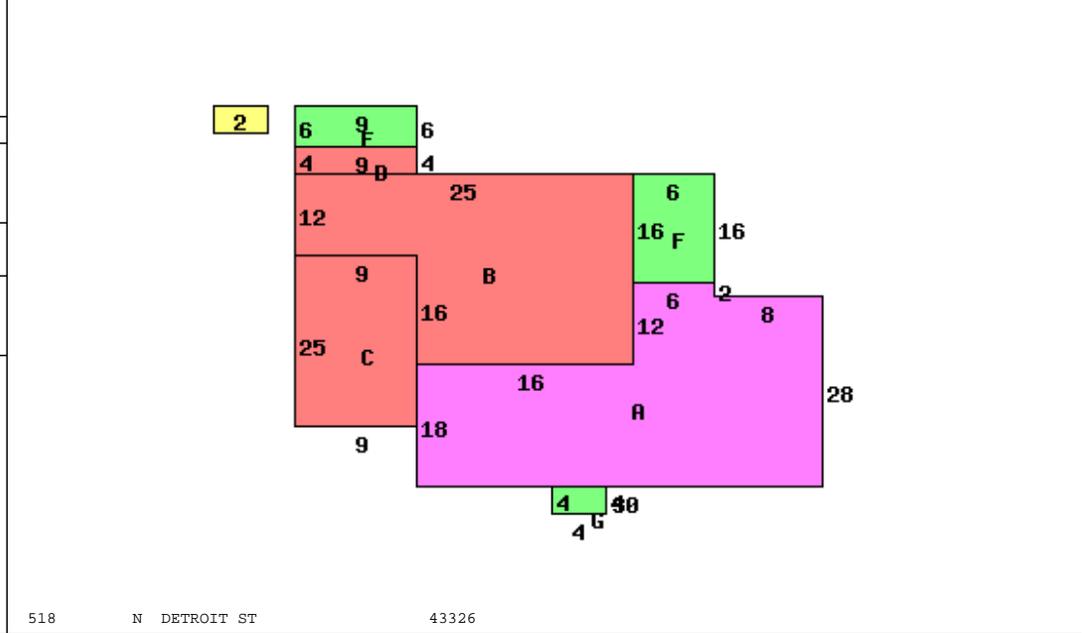
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BQ	F	M		692		a	*MAIN
2 B+	F	A		556		b	ADDN
1 B	F	A		225		c	ADDN
1 B	F	A		36		d	ADDN
	FFP	P		54	2160	e	PORCH
	OFFP	P		96	2880	f	PORCH
	STP	P		16	60	g	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
450	1	2013-09-17	BMAR HOLDINGS LLC	1WD *	21000	8800	67260
355	1	2013-07-19	JP MORGAN CHASE BANK NATI	1SD	55330	8800	67260
428	1	2003-07-28	COFFMAN LUCAS &	1WD *	73000	5860	68830
691	0	1986-08-29			25000	0	32230

Year	Land	Bldg	Total	Net Tax
2021	2590	23640	26230	1229.76
2020	2590	23640	26230	1068.14

Project	ben acres	%	factor
921 BLANCHARD RIVER MAINT			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2025
131 BLANCHARD RIVER MAINT			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2Q	Sq-Ft Value
Floor Level	
Main	FRAME 1509 119180
Full Upper	FRAME 556 45780
Qtr Story	FRAME 1248 12560
Basement	1509 27920
Subtotal	205440
Shingle	Roof GABLE
Plaster/Drywall	P P Plumbing 2100
Unfinished Wall	X X Extra Features 5100
Floor/Pine	X X Total Value 212640
Floor/Carpet	X X
Floor/Concrete	X PUB SIDEWALK
Floor/Tile-Lino	L
Number of Rooms	1 7 6 2 Neighborhood:
Bedrooms	1 3 Code: 3720
Central Heat	A Dwl/Gar/NC% .9600
FORCED AIR	
Plumbing	
Standard	1
Extra 3 Fixture	1

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 BQF			C+	OLD/AV	.55	.10	90940
2 Shed		10X16	160	D	2000AV	.55		690
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	factor	rate	value	value	
	50.0000	50.00	132	94	180	169	8450	8450

Call Back:

Sign: PSN Date: 2015-04-23 Lister:

36-270003.0000-v082020R