

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-270003.0000
Y66

RES
2024

sale

Eff Rate:- 50.76 — 50.59 — 44.66 — 47.03 — a/r

| | | | |
|------|-------------------|------------|----------------|
| 2021 | BMAR HOLDINGS LLC | 2013-09-17 | |
| 2022 | BMAR HOLDINGS LLC | 2013-09-17 | |
| 2023 | BMAR HOLDINGS LLC | 2013-09-17 | |
| 2024 | BMAR HOLDINGS LLC | 2013-09-17 | S JENNINGS 6 |
| | 518 N DETROIT ST | | 1WD |
| | KENTON OH 43326 | \$21,000 | 07.1-05-27-003 |

| | | | | | |
|------------|---------|---------|---------|---------|---------|
| Tax Year | 2021 | 2022 | 2023 | 2024 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | 7400 | 7400 | 8460 | 8460 | 8450 |
| Land100% | 67540 | 67540 | 91630 | 91630 | 91630 |
| Bldg100% | 74940t | 74940t | 100090t | 100090t | 100080t |
| Totl100% | | | | | |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 2590 | 2590 | 2960 | 2960 | 2960 |
| Bldg 35% | 23640 | 23640 | 32070 | 32070 | 32070 |
| Totl 35% | 26230t | 26230t | 35030t | 35030t | 35030t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 1229.76 | 1225.30 | 1440.32 | 1523.70 | |
| Sp-Asmnt | 21.00 | 21.00 | 25.00 | 21.00 | |

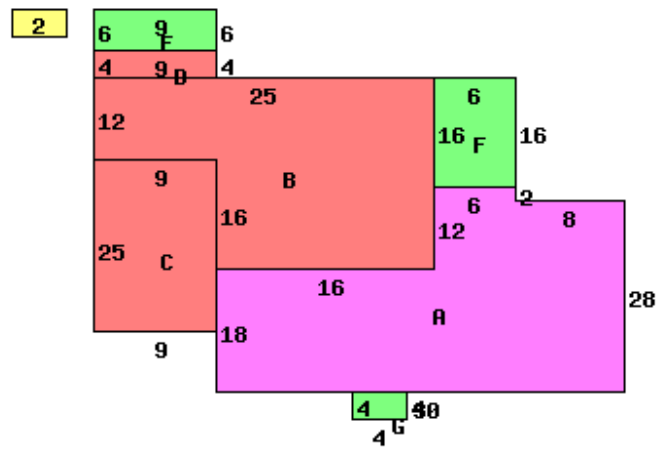
| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
| 1 BQ | F | M | | 692 | | a | *MAIN |
| 2 B+ | F | A | | 556 | | b | ADDN |
| 1 B | F | A | | 225 | | c | ADDN |
| 1 B | F | A | | 36 | | d | ADDN |
| | FFP | P | | 54 | 2160 | 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 |
|------|------|-------|-------|---------|
| 2020 | 2590 | 23640 | 26230 | 1068.14 |
| 2019 | 2470 | 19750 | 22220 | 874.98 |

| Project | ben acres | % | factor |
|----------------------------|-----------|---|---------|
| 921 BLANCHARD RIVER MAINT | | | XA/2023 |
| 500 HARDIN COUNTY LANDFILL | | | XA/2024 |
| 131 BLANCHARD RIVER MAINT | | | XA/2024 |



518 N DETROIT ST 43326

| 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 | |
| | B 1 2 U A | | |
| 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 |
| | | Dwl/Gar/NC% | .9600 |
| Central Heat | A | | |
| 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 | FtxFt | Area | Grade | Cond | Value | Dpr | Dpr |
| 2 Shed | | 10X16 | 160 | C+ | OLD/AV | 233900 | .55 | .10 |
| | | | | D | 2000AV | 1540 | .55 | |
| | | acres/ | effective | depth | actual | effective | extended | true |
| front lot | | frontage | frontage | depth | factor | rate | value | value |
| | | 50.0000 | 50.00 | 132 | 94 | 180 | 8450 | 8450 |

Call Back:

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

36-270003.0000-v082020R