PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-270003.0000 RES
Y66 2025

sale

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 1WD
	518 N DETROIT ST	$21,000
	KENTON OH 43326	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	7400	8460	8460	8460	8450
Bldg100%	67540	91630	91630	91630	91630
Totl100%	74940t	100090t	100090t	100090t	100080t
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					
Net Tax	1225.30	1440.32	1523.70	1513.68	
Sp-Asmnt	21.00	25.00	21.00	24.00	

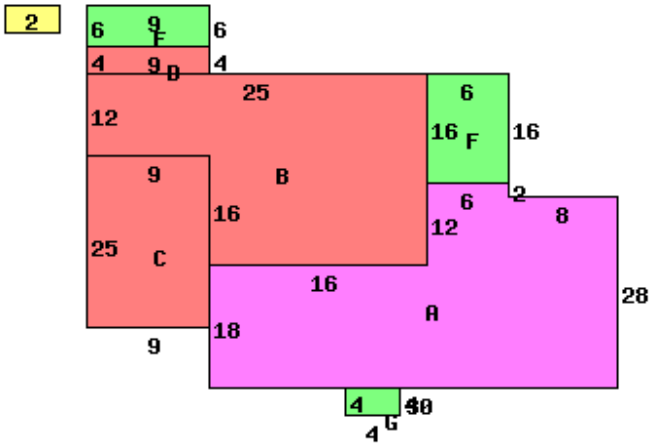
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BQ	F	M		692		a	*MAIN
2 B+	F	A		556		b	ADDTN
1 B	F	A		225		c	ADDTN
1 B	F	A		36		d	ADDTN
	EFP	P		54	2160	e	PORCH
	OFP	P		96	2880	f	PORCH
	STP	P		16	60	g	PORCH

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

p r o j e c t		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			



518 N DETROIT ST 43326

Occupancy 1 Single Family

Story Height 2Q

Floor Level

Shingle

*DWELLING COMPUTATIONS

		Sq-Ft	Value
Main	FRAME	1509	119180
Full Upper	FRAME	556	45780
Qtr Story	FRAME	1248	12560
Basement		1509	27920
Subtotal			205440
Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Unfinished Wall	X			X	
Floor/Pine		X	X		
Floor/Carpet		X	X		
Floor/Concrete	X				
Floor/Tile-Lino		L			
Number of Rooms	1	7	6	2	
Bedrooms		1	3		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Plumbing	2100
Extra Features	5100
Total Value	212640
PUB SIDEWALK	
Neighborhood:	
Code:	3720
Dwl/Gar/NC%	.9600

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BQF		2065		C+	OLD/AV	233900	.55	.10	90940
2	Shed		10X16	160		D	2000AV	1540	.55		690

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	132	94	180	169	8450	8450

Call Back: Sign: PSN Date: 2015-04-23 Lister: 36-270003.0000-v082020R