

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-270030.0000  
Z02

RES  
2025

sale

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

2022	BMAR HOLDINGS LLC	2013-05-31
2023	BMAR HOLDINGS LLC	2013-05-31
2024	BMAR HOLDINGS LLC	2013-05-31
2025	BMAR HOLDINGS LLC	2013-05-31
	368 N MAIN ST	1WD ROSS W PT OL 1
	KENTON OH 43326	1WD
		\$19,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	8570	9770	9770	9770	9760
Bldg100%	41570	37430	37430	37430	37440
Totl100%	50140t	47200t	47200t	47200t	47200t
Cauvl00%					
Tax Value:					
Land 35%	3000	3420	3420	3420	3420
Bldg 35%	14550	13100	13100	13100	13100
Totl 35%	17550t	16520t	16520t	16520t	16520t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	819.82	679.24	718.56	713.82	
Sp-Asmnt	20.91	20.91	28.11	28.11	

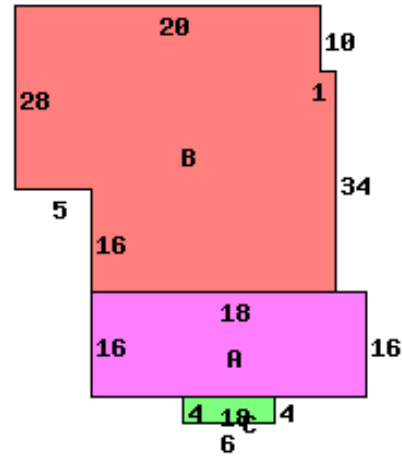
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		288		b	ADDTN
1B	F	A		834		c	PORCH
	DK	P		24	360		

L/C BENJAMIN L LUSBY & BRITTANY F MCFADDEN 11-03-2017 \$57,000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
271	1	2013-05-31	BMAR HOLDINGS LLC	1WD	19000	10140	41740
580	1	2010-12-16	WEAVER PHILLIP L	1WD *	10000	8400	46860
478	1	2010-10-19	BANK OF AMERICA NATIONAL	1SH *	22116	8400	46860
159	1	2005-03-16	BLUM CRYSTAL	1WD	59900	7200	39860
627	1	2003-10-31	WEAVER PHILLIP L	1WD	37000	7200	39860
117	1	2003-03-12	BENEFICIAL OHIO INC	1DD	38000	7200	39860
631	1	1997-10-24	ROGERS REX D & SHARON A	1SD *	0	7630	21970
483	1	1997-08-21	ROGERS REX D	1WD	42000	7630	21970
710	1	1989-08-18		1UN *	0	0	23600
686	1	1989-08-15		1UN *	0	0	23600

Year	Land	Bldg	Total	Net Tax
2021	3000	14550	17550	822.80
2020	3000	14550	17550	714.68

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



368 N MAIN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1122 103550
	Part Upper	FRAME	288 17520
	Basement		417 8020
	Subtotal		129090
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	2620
Panelled Wall	X	Extra Features	360
Unfinished Wall	X	Total Value	132070
Floor/Hardwood	X		
Floor/Pine	X X	PUB SIDEWALK	
Number of Rooms	1 5 1		
Bedrooms	1 1	Neighborhood:	
		Code:	3610
Central Heat	A	Dwl/Gar/NC%	.9000
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	Area	Rate		Cond	Value	Dpr	Dpr	Value
2 Shed	*PP 0	10X12	120	C-	OLD/FR	118860	.65		37440
					1992A	0			0
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
	61.1500	61.00	119	89	180	9760	9760		