

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300045.0000
F53

RES
2025

sale

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

2022	BMAR HOLDINGS LLC	2018-02-01	
2023	BMAR HOLDINGS LLC	2018-02-01	
2024	BMAR HOLDINGS LLC	2018-02-01	
2025	BMAR HOLDINGS LLC	2018-02-01	CARYS W 49
	548 CENTER ST	1	
	KENTON OH 43326	\$0	

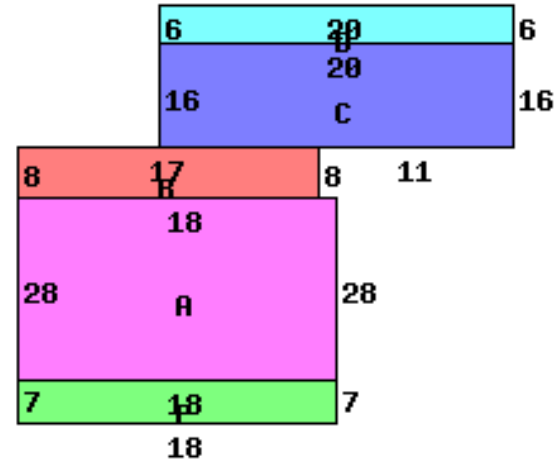
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6170	8830	8830	8830	8820
Bldg100%	43740	48060	48060	48060	48050
Totl100%	49910t	56890t	56890t	56890t	56870t
Cauv100%					
Tax Value:					
Land 35%	2160	3090	3090	3090	3090
Bldg 35%	15310	16820	16820	16820	16820
Totl 35%	17470t	19910t	19910t	19910t	19900t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	816.08	818.64	866.04	860.32	
Sp-Asmnt	20.30	24.30	25.70	25.70	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		504		a	*MAIN
1	F/C	A		136		b	ADDTN
	F	G		320	7680	c	GRAGE
04	F	O		120	1440	d	OTHER
	EFP	P		126	5040	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
29	1	2018-02-01	BMAR HOLDINGS LLC	1 *	0	5890	35200
521	1	2017-11-21	SECRETARY OF HOUSING & UR	LWD *	0	7060	28940
345	1	2017-07-20	CARRINGTON MORTGAGE SERVI	LSH	34960	7060	28940
251	1	2003-05-19	PRICE STEPHEN & SABRINA	LWD	65500	5570	42510
341	1	1999-06-18	WALLACE RUSSELL J & PAIG	LWD	62000	4030	23000
599	1	1998-10-14	LEGGE WILLIAM L II	LWD	57300	4030	23000
613	1	1997-10-10	MANN'S TONY E & RAMONA GA	LWD	35000	4030	23000

Year	Land	Bldg	Total	Net Tax
2021	2160	15310	17470	819.04
2020	2160	15310	17470	711.40

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



548 CENTER ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	FRAME 640 85480
	Part Upper	FRAME 504 26320
	Subtotal	111800
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	P P	Garages and Carports 7680
Panelled Wall	X	Extra Features 6480
Floor/Pine	X X	Total Value 125960
Number of Rooms	3 3	
Bedrooms	3	PUB PAVED ST/RD
Central Heat	A	Neighborhood:
Plumbing		Code: 3670
Standard	1	Dwl/Gar/NC% 1.0900

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1H F/C	FtxFt	Area	Grade	Cond	Dpr Dpr	Value
		1144		C	1905FR	.65	48050
	acres/	effective	depth	depth	effective	extended	true
front lot	frontage	frontage	factor	actual	rate	value	value
	86.0000	86.00	136	95	114	9800	8820 Excess Fro