PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300045.0000 RES
F53 2026

sale

2023 BMAR HOLDINGS LLC	2018-02-01	
2024 BMAR HOLDINGS LLC	2018-02-01	
2025 BMAR HOLDINGS LLC	2018-02-01	
2026 BMAR HOLDINGS LLC	2018-02-01 CARYS W 49	
548 CENTER ST	1	
	$0	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

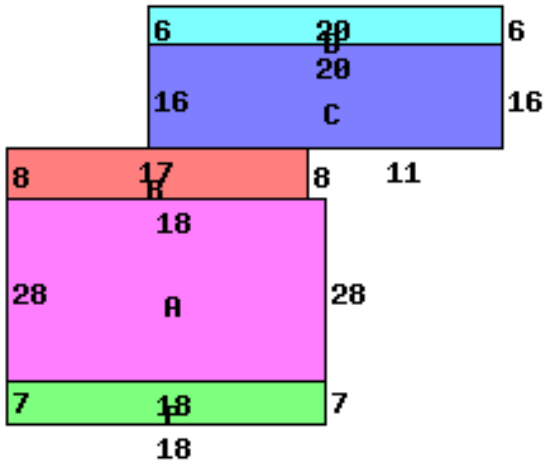
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8830	8830	8830	8830		8830	10140	10140
Bldg100%	48060	48060	48060	48060		48060	66140	66130
Totl100%	56890t	56890t	56890t	56890t		56890t	76290t	76270t
Cauv100%								
Tax Value:								
Land 35%	3090	3090	3090	3090		3090	3550	3550
Bldg 35%	16820	16820	16820	16820		16820	23150	23150
Totl 35%	19910t	19910t	19910t	19910t		19910t	26700t	26690t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	818.64	866.04	860.32	860.32	860.32			
Sp-Asmnt	24.30	25.70	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:bldg
29	1	2018-02-01	BMAR HOLDINGS LLC	1 *	0	5890	35200
521	1	2017-11-21	SECRETARY OF HOUSING & UR	1WD *	0	7060	28940
345	1	2017-07-20	CARRINGTON MORTGAGE SERVI	1SH	34960	7060	28940
251	1	2003-05-19	PRICE STEPHEN & SABRINA	1WD	65500	5570	42510
341	1	1999-06-18	WALLACE RUSSELL J & PAIG	1WD	62000	4030	23000
599	1	1998-10-14	LEGGE WILLIAM L II	1WD	57300	4030	23000
613	1	1997-10-10	MANNS TONY E & RAMONA GA	1WD	35000	4030	23000

Year	Land	Bldg	Total	Net Tax
2022	2160	15310	17470	816.08
2021	2160	15310	17470	819.04

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

			Sq-Ft	Value
Story Height 1H				
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:	
		Code:	3670
Plumbing		Dwl/Gar/NC%	1.5000
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1144		C	1905FR	125960	.65		66130

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot	86.0000	86.00	136	95	138	131	11270	10140	Excess Fro

Call Back: Sign: PSN Date: 2015-12-03 Lister: