

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	

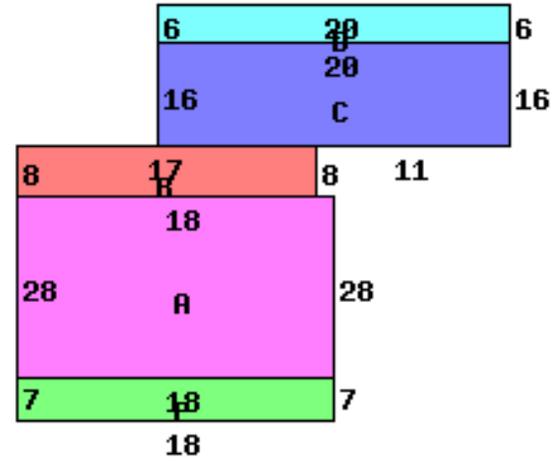
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6170	8830	8830	8830	8820
Bldg100%	43740	48060	48060	48060	48050
Totl100%	49910t	56890t	56890t	56890t	56870t
Cauv100%					
Tax Value:					
Land 35%	2160	3090	3090	3090	3090
Bldg 35%	15310	16820	16820	16820	16820
Totl 35%	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	a	*MAIN
1H	F/C	M		504			ADDTN
1	F/C	A		136			GRAGE
	F	O		320	7680		OTHER
04	F	O		120	1440		PORCH
	EFF	P		126	5040		

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	LEGGIE 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	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C		1144		C	1905FR	125960	.65		48050
front lot	acres/	effective	depth	depth	actual	effective	extended	value	true	Excess Fro
	frontage	frontage	factor	rate	rate	rate	value	8820		
	86.0000	86.00	136	95	120	114	9800			