

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400064.0000
L29

RES
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020	BMAR HOLDINGS LLC	2013-08-27
2021	BMAR HOLDINGS LLC	2013-08-27
2022	BMAR HOLDINGS LLC	2013-08-27
2023	BMAR HOLDINGS LLC	2013-08-27
626 E OHIO ST		2013-08-27 E-W 36
KENTON OH 43326		1SD
		\$10,500
		07.1-05-40-064

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4940	4940	4940	5630	5620
Bldg100%	32060	32060	32060	41430	41440
Totl100%	37000t	37000t	37000t	47060t	47060t
Cauvl00%					
Tax Value:					
Land 35%	1730	1730	1730	1970	1970
Bldg 35%	11220	11220	11220	14500	14500
Totl 35%	12950t	12950t	12950t	16470t	16470t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	527.36	607.14	604.94	677.20	
Sp-Asmnt	20.70	20.70	61.05	20.70	

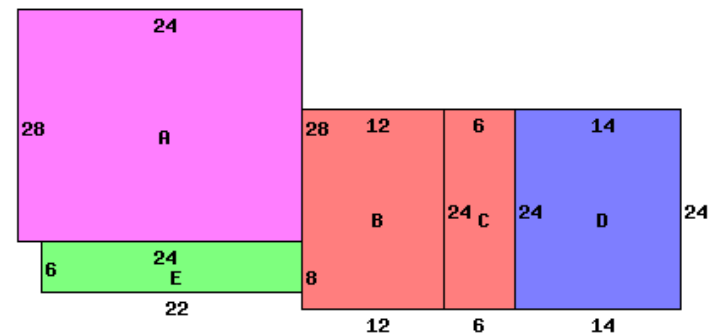
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B	F	M	672			
1	F/C	A		288			b
1	F/C	A		144			c
	F	G		336	8060		d
	OFF	F		132	3960		e

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
417	1	2013-08-27	BMAR HOLDINGS LLC	1SD *	10500	6540	25770
188	1	1999-04-12	CORBIN CHET & KELLI	1WD	30300	4710	19310
255	0	1987-04-10			15000	0	20910

Year	Land	Bldg	Total	Net Tax
2019	1650	9270	10920	430.00
2018	1650	9270	10920	430.46

Project
902 MAIN DISTRICT CONSERVANCY XA/2023
500 HARDIN COUNTY LANDFILL XA/2023

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626 E OHIO ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1104 101890
	Basement		168 3540
	Subtotal		105430
Shingle	Roof	HIP	
B 1 2 U A			
Plaster/Drywall	X	Garages and Carports	8060
Unfinished Wall	X	Extra Features	3960
Floor/Hardwood	X	Total Value	117450
Floor/Pine	X		
Number of Rooms	1 6	PUB PAVED ST/RD	
Bedrooms	3	PUB SIDEWALK	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3620
Plumbing		Dwl/Gar/NC%	1.1200
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F		1104		C-	OLD/FR	105710	.65		41440
2 Shed	*PP		0			OLD/	0			0
front lot	acres/ frontage	effective frontage	depth	actual factor	depth	actual rate	effective rate	extended value	true value	
	76.0000	76.00	58	62	120	74	5620	5620		