

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400064.0000
L29

RES
2025

sale

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

2022	BMAR HOLDINGS LLC	2013-08-27
2023	BMAR HOLDINGS LLC	2013-08-27
2024	BMAR HOLDINGS LLC	2013-08-27
2025	BMAR HOLDINGS LLC	2013-08-27
626 E OHIO ST		1SD
KENTON OH 43326		\$10,500

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	4940	5630	5630	5630	5630	5620
Bldg100%	32060	41430	41430	41430	41430	41440
Totl100%	37000t	47060t	47060t	47060t	47060t	47060t
Cauv100%						
Tax Value:						
Land 35%	1730	1970	1970	1970	1970	1970
Bldg 35%	11220	14500	14500	14500	14500	14500
Totl 35%	12950t	16470t	16470t	16470t	16470t	16470t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	604.94	677.20	716.40	711.68	711.68	
Sp-Asmnt	61.05	20.70	28.41	28.41		

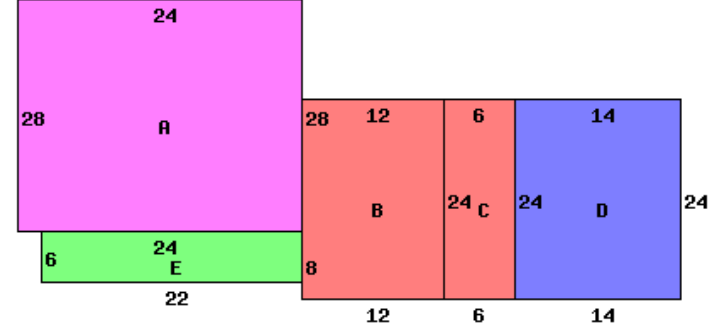
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B	F	M	672			
1	F/C	A		288		b	ADDTN
1	F/C	A		144		c	ADDTN
	F	G		336	8060	d	GRAGE
	OFF	F		132	3960	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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
2021	1730	11220	12950	607.14
2020	1730	11220	12950	527.36

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025

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