

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400111.0000
L30

RES
2023

sale

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

2020 BMAR HOLDINGS LLC	2014-12-22	
2021 BMAR HOLDINGS LLC	2014-12-22	
2022 BMAR HOLDINGS LLC	2014-12-22	
2023 BMAR HOLDINGS LLC	2014-12-22	E-W 92.5 X 58 FT 36
624 E OHIO ST	LWD	
	\$15,000	
KENTON OH 43326	07.1-05-40-111	

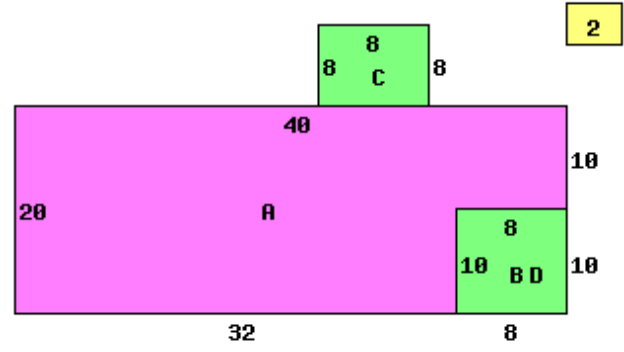
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	560	560	560	560	560
Acres					
Land100%	4860	4860	4860	5510	5500
Bldg100%	13540	13540	13540	40200	40200
Totl100%	18400t	18400t	18400t	45710t	45700t
Cauvl00%					
Tax Value:					
Land 35%	1700	1700	1700	1930	1920
Bldg 35%	4740	4740	4740	14070	14070
Totl 35%	6440t	6440t	6440t	16000t	15990t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	262.24	301.92	300.84	657.86	
Sp-Asmnt	54.19	115.98	70.72	20.35	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		720		a	*MAIN
	RFX	P		80	800	b	PORCH
	DK	P		64	960	c	PORCH
	DK	P		80	1200	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
569	1	2014-12-22	BMAR HOLDINGS LLC	LWD *	15000	6400	11340
247	1	2012-06-06	MANN'S TONY JR & RHONDA	LWD	10000	6400	15540
140	1	2010-04-23	BLAIS N DEXTER & SHARON A	LSL *	0	5140	11970
226	1	2007-05-11	BLAIS N DEXTER	LWD	28000	4830	11430
350	1	2006-06-05	BAKER JESSE	LWD	9000	4830	11430
345	1	2002-07-05	MCLANE KENNETH E	LWD	6000	4400	6110

Year	Land	Bldg	Total	Net Tax
2019	1620	3780	5400	212.64
2018	1620	3780	5400	212.86

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2023



624 E OHIO ST 43326

Occupancy 4 M/H on Real Estate		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	720	90500
	Subtotal		90500
Metal	Roof		
	B 1 2 U A		
Panelled Wall	X	Extra Features	2960
Floor/Pine	X	Total Value	93460
Number of Rooms	5		
Bedrooms	3	PUB PAVED ST/RD	
		PUB ALLEY	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3620
Plumbing		Dwl/Gar/NC%	1.1200
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 MH/REAL	1 F	720		MHD	1963AV	74770	.40	.20	40200
2 Shed	*PP	8X8	64		2007AV	0			0
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	Excess Fro	
	92.5000	93.00	58	62	120	74	6880	5500	