PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-430016.0000 RES
I83 2026

sale

2023 BMAR HOLDINGS LLC	2017-02-24	
2024 BMAR HOLDINGS LLC	2017-02-24	
2025 SZALAY JARRETT S &	2024-06-21	
2026 SZALAY JARRETT S &	2024-06-21	STEVENS & SONS 16
820 E KING ST	1SD	
	$95,000	
KENTON OH 43326		

2028 VN REALTY LLC	2026-05-27	
820 E KING ST	1WD	
KENTON OH 43326		

Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

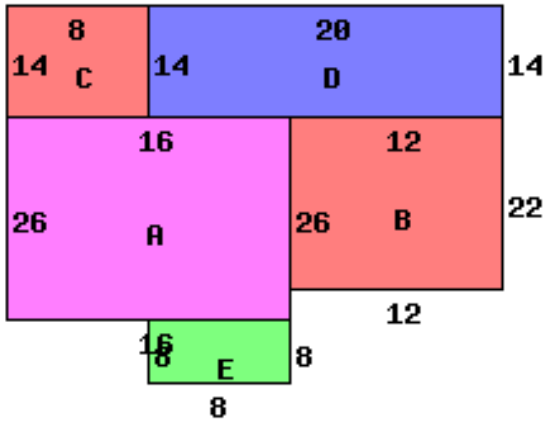
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5770	5770	5770	5770		5770	6630	6620
Bldg100%	46110	46110	46110	46110		46110	63800	63800
Totl100%	51890t	51890t	51890t	51890t		51890t	70430t	70420t
Cauv100%								
Tax Value:								
Land 35%	2020	2020	2020	2020		2020	2320	2320
Bldg 35%	16140	16140	16140	16140		16140	22330	22330
Totl 35%	18160t	18160t	18160t	18160t		18160t	24650t	24650t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	746.68	789.90	784.70	784.70	784.70			
Sp-Asmnt	20.89	28.86	28.86	28.86				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		416		a	*MAIN
1	F/C	A		264		b	ADDTN
1	F/C	A		112		c	ADDTN
	F	G		280	6720	d	GRAGE
	OFP	P		64	1920	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
171	1	2026-05-27	VN REALTY LLC	1WD		45000	5770	46110
109	1	2026-03-02	SECRETARY OF VETERANS AFF	1WD	*	0	5770	46110
108	1	2026-03-02	FREEDOM MORTGAGE CORPORAT	1WD	*	0	5770	46110
251	1	2024-06-21	SZALAY JARRETT S &	1SD		95000	5770	46110
77	1	2017-02-24	BMAR HOLDINGS LLC	1WD		16500	6660	31910
362	3	2005-09-28	MAAG TONY	3QC	*	0	5030	30630
448	2	2002-10-21	MAAG TONY R & DONNA S	2SD	*	0	5030	25310
42	2	2001-01-25	MAAG TONY RAY	2QC	*	0	5030	25310
291	2	1994-04-15	MAAG TONY R & CAROL A	2WD		37000	0	22110
1078	1	1993-11-01	WAGNER OPAL	1WD		18000	0	22110

Year	Land	Bldg	Total	Net Tax
2022	1760	15400	17160	801.60
2021	1760	15400	17160	804.52

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



820 E KING ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	792	96770
	Part Upper	FRAME	416	22960
	Basement		104	2300
	Subtotal			122030
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X			
Floor/Tile-Lino		X			
Number of Rooms		1	4	2	
Bedrooms			1	2	
Central Heat			A		
GRAV AIR					
Plumbing					
Standard			1		

Garages and Carports	6720
Extra Features	1920
Total Value	130670
PUB PAVED ST/RD	
Neighborhood:	
Code:	3620
Dwl/Gar/NC%	1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1208		C-	OLD/FR	117600	.65		63800

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	48.0000	48.00	150	100	138	138	6620	6620

Call Back: Sign: PSN Date: 2015-02-22 Lister:

36-430016.0000-v082020R