

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-470009.0000
P103

RES
2023

sale

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

2020	BMAR HOLDINGS LLC	2018-02-21	
2021	BMAR HOLDINGS LLC	2018-02-21	
2022	BMAR HOLDINGS LLC	2018-02-21	
2023	BMAR HOLDINGS LLC	2018-02-21	J C WMS 9
	341 S HIGH ST		1WD
	KENTON OH 43326	\$0	07.1-05-47-009

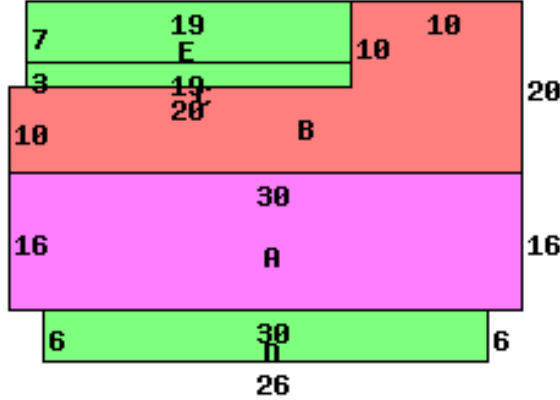
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4830	4830	4830	5510	5520
Bldg100%	75230	75230	75230	69460	69470
Totl100%	80060t	80060t	80060t	74970t	74990t
Cauv100%					
Tax Value:					
Land 35%	1690	1690	1690	1930	1930
Bldg 35%	26330	26330	26330	24310	24310
Totl 35%	28020t	28020t	28020t	26240t	26250t
Hmstd35%					
Owner Oc					
Hmstd RB	1141.04	1313.68	1308.90	1078.90	
Net Tax					
Sp-Asmnt	168.31	21.68	21.67	21.67	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		480		b	ADDTN
1 B	F	A		400		c	PORCH
	EPF	P		57	2280	d	PORCH
	EPF	P		156	6240	e	PORCH
	OPF	P		133	3990		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
60	1	2018-02-21	BMAR HOLDINGS LLC	1WD *	0	4600	61510
389	1	2017-08-11	FEDERAL NATIONAL MORTGAGE	1SH	36667	6370	53740
381	1	2004-07-02	PERKINS TONYA M	1WD	61000	5230	34660
661	1	2003-11-12	TERRA INDUSTRIES INC	1WD	29000	5230	34660
97	1	2003-03-03	CITI FINANCIAL MTG CO IN	1SD	40100	5230	34660
162	1	2000-03-21	RIZER TAMMY	1WD	48000	5230	28630

Year	Land	Bldg	Total	Net Tax
2019	1610	21530	23140	911.22
2018	1610	21530	23140	912.16

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



341 S HIGH ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	880 100300
	Part Upper	FRAME	480 25700
	Basement		640 12140
	Subtotal		138140
Shingle	Roof	GABLE	
Plaster/Drywall	D D	Air Conditioning	2510
Unfinished Wall	X	Extra Features	12510
Floor/Hardwood	X X	Total Value	153160
Floor/Carpet	X X		
Floor/Tile-Lino	L L		
Number of Rooms	2 4 2	Neighborhood:	
Bedrooms	2 2	Code:	3620
Central Heat	A	Dwl/Gar/NC%	1.1200
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	FtxFt	1360	Rate	Grade	Cond	Value	Dpr	Dpr
		effective	depth	depth	actual	effective	extended	value	true
front lot	48.0000	48.00	140	96	120	115	5520	5520	5520