

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-490006.0000  
K79

RES  
2023

sale

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

2020 B & A HOLDINGS LLC	2010-01-26
2021 B & A HOLDINGS LLC	2010-01-26
2022 B & A HOLDINGS LLC	2010-01-26
2023 B & A HOLDINGS LLC	2010-01-26 BRUMMS E 6
105 BROADWAY ST	LWD
KENTON OH 43326	\$46,500 07.1-05-49-006

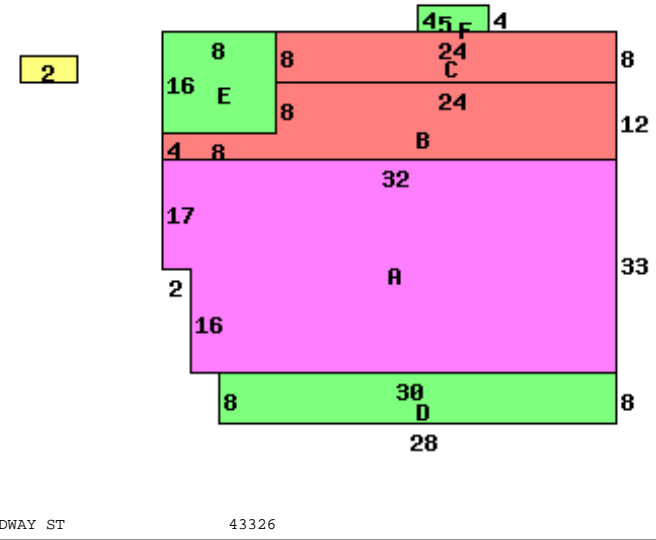
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	520	520	520	520	520
Acres	5940	5940	5940	7910	7900
Land100%	51490	51490	51490	69830	69830
Bldg100%	57430t	57430t	57430t	77740t	77730t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	2080	2080	2080	2770	2770
Bldg 35%	18020	18020	18020	24440	24440
Totl 35%	20100t	20100t	20100t	27210t	27210t
Hmstd35%					
Owner Oc					
Hmstd RB	818.52	942.36	938.94	1118.78	
Net Tax					
Sp-Asmnt	38.96	324.60	38.96	38.96	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		1024		b	ADDN
1	F/C	A		320		c	ADDN
1	F/C	A		192		d	PORCH
	OP	P		224	6720	e	PORCH
	OP	P		128	3840	f	PORCH
	STP	P		20	80		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
28	1	2010-01-26	B & A HOLDINGS LLC	LWD *	46500	8170	82660
500	1	1997-08-26	THACKER KELLY J & JERRY	LSD	48000	7340	42340
458	1	1995-05-30	MANN'S TOMMY L	OC	19750	7400	39400
975	1	1988-11-29		LWD	38500	0	42200
34	0	1986-01-17		*	0	0	43430

Year	Land	Bldg	Total	Net Tax
2019	1980	14680	16660	656.04
2018	1980	14680	16660	656.72

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



105 BROADWAY ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1536 121310
	Part Upper	FRAME	1024 38210
	Basement		745 14080
	Subtotal		173600
Shingle	Roof	GAMBREL	
	B 1 2 U A		
Plaster/Drywall	X X	1 /	Extra Living Units 3500
Panelled Wall	X		Air Conditioning 4400
Unfinished Wall	X		Plumbing 4900
Floor/Pine	X		Extra Features 10640
Floor/Carpet	X		Total Value 197040
Floor/Tile-Lino	X		
Number of Rooms	1 7 2		PUB SIDEWALK
Bedrooms	1 2		
Central Heat	A		Neighborhood:
FORCED AIR			Code: 3630
Central A/C	A		Dwl/Gar/NC% 1.0500
Plumbing			
Standard	2		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	22X28	2560		C	OLD/FR	197040	.65	.10	65170
2 Garage			616		C	1973FR	14780	.70		4660
front lot	acres/	effective	depth	actual	effective	extended	true			
	frontage	frontage	depth	factor	rate	value	value			
	50.0000	50.00	200	113	140	158	7900	7900		

Call Back:

Sign: PSN Date: 2015-12-02 Lister:

36-490006.0000-v082020R