

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-490006.0000
K79

RES
2025

sale

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

| | |
|-------------------------|-----------------------|
| 2022 B & A HOLDINGS LLC | 2010-01-26 |
| 2023 B & A HOLDINGS LLC | 2010-01-26 |
| 2024 B & A HOLDINGS LLC | 2010-01-26 |
| 2025 B & A HOLDINGS LLC | 2010-01-26 |
| 105 BROADWAY ST | 2010-01-26 BRUMMS E 6 |
| | LWD |
| | \$46,500 |
| KENTON OH 43326 | |

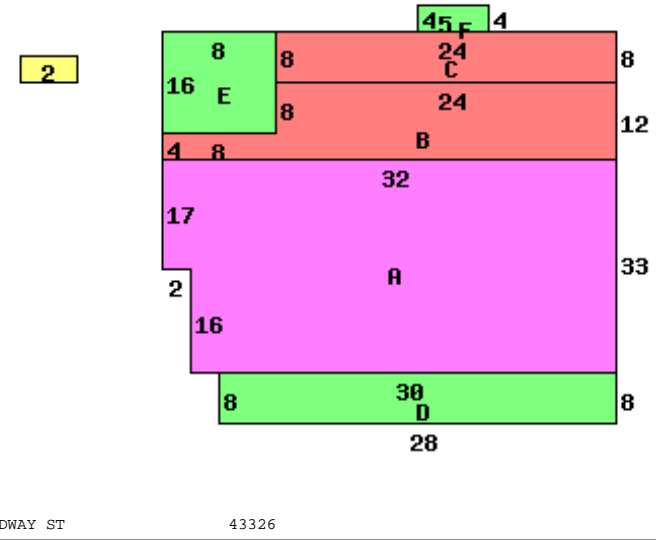
| | | | | | | |
|------------|--------|---------|---------|---------|---------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | CAMA |
| Prop Cls | 520 | 520 | 520 | 520 | 520 | 520 |
| Acres | | | | | | |
| Land100% | 5940 | 7910 | 7910 | 7910 | 7910 | 7900 |
| Bldg100% | 51490 | 69830 | 69830 | 69830 | 69830 | 69830 |
| Totl100% | 57430t | 77740t | 77740t | 77740t | 77740t | 77730t |
| Cauv100% | | | | | | |
| Tax Value: | | | | | | |
| Land 35% | 2080 | 2770 | 2770 | 2770 | 2770 | 2770 |
| Bldg 35% | 18020 | 24440 | 24440 | 24440 | 24440 | 24440 |
| Totl 35% | 20100t | 27210t | 27210t | 27210t | 27210t | 27210t |
| Hmstd35% | | | | | | |
| Owner Oc | | | | | | |
| Hmstd RB | | | | | | |
| Net Tax | 938.94 | 1118.78 | 1183.56 | 1175.76 | 1175.76 | |
| Sp-Asmnt | 38.96 | 38.96 | 48.48 | 48.48 | | |

| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| 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 | QC | 19750 | 7400 | 39400 |
| 975 | 1 | 1988-11-29 | | LWD | 38500 | 0 | 42200 |
| 34 | 0 | 1986-01-17 | | LWD * | 0 | 0 | 43430 |

| | | | | |
|------|------|-------|-------|---------|
| Year | Land | Bldg | Total | Net Tax |
| 2021 | 2080 | 18020 | 20100 | 942.36 |
| 2020 | 2080 | 18020 | 20100 | 818.52 |

| | | | |
|-------------------------------|-----------|-----|---------|
| Project | ben acres | / % | factor |
| 902 MAIN DISTRICT CONSERVANCY | | | XA/2025 |
| 500 HARDIN COUNTY LANDFILL | | | XA/2025 |



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 | Unit | Blt/Renov | Replace | Phy | Fnc | True |
| 1 DWELLING | 1HB F | 22X28 | 2560 | C | OLD/FR | .65 | .10 | 65170 |
| 2 Garage | | | 616 | C | 1973FR | .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