

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	

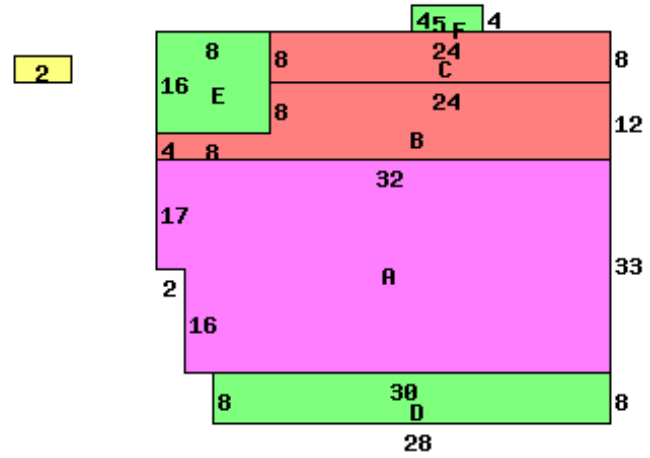
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	520	520	520	520	520
Acres					
Land100%	5940	7910	7910	7910	7900
Bldg100%	51490	69830	69830	69830	69830
Totl100%	57430t	77740t	77740t	77740t	77730t
Cauvl00%					
Tax Value:					
Land 35%	2080	2770	2770	2770	2770
Bldg 35%	18020	24440	24440	24440	24440
Totl 35%	20100t	27210t	27210t	27210t	27210t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	938.94	1118.78	1183.56	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	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F	22X28	2560	616	C	OLD/FR	197040	.65	.10	65170
2 Garage					C	1973FR	14780	.70		4660
front lot	acres/ frontage	effective frontage	depth	actual factor	rate	effective rate	extended value	true value		
	50.0000	50.00	200	113	140	158	7900	7900		

Call Back:

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

36-490006.0000-v082020R