PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-490006.0000 RES
K79 2026

sale

2023 B & A HOLDINGS LLC	2010-01-26	
2024 B & A HOLDINGS LLC	2010-01-26	
2025 B & A HOLDINGS LLC	2010-01-26	
2026 B & A HOLDINGS LLC	2010-01-26	BRUMMS E 6
105 BROADWAY ST	1WD	
	$46,500	
KENTON OH 43326		

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

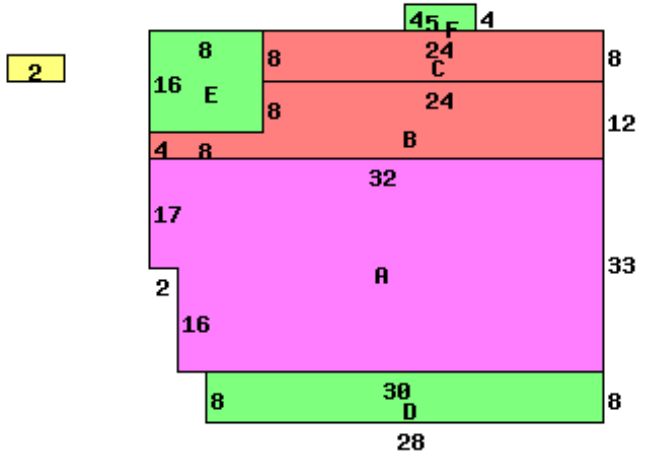
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	7910	7910	7910	7910		7910	9110	9100
Bldg100%	69830	69830	69830	69830		69830	96430	96430
Totl100%	77740t	77740t	77740t	77740t		77740t	105540t	105530t
Cauv100%								
Tax Value:								
Land 35%	2770	2770	2770	2770		2770	3190	3190
Bldg 35%	24440	24440	24440	24440		24440	33750	33750
Totl 35%	27210t	27210t	27210t	27210t		27210t	36940t	36940t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1118.78	1183.56	1175.76	1175.76	1175.76			
Sp-Asmnt	38.96	48.48	48.48	48.48				

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

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

Year	Land	Bldg	Total	Net Tax
2022	2080	18020	20100	938.94
2021	2080	18020	20100	942.36

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

			Sq-Ft	Value
Story Height 1H				
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			
				Neighborhood:	
Central Heat	A			Code:	3630
FORCED AIR				Dwl/Gar/NC%	1.4500
Central A/C	A				
Plumbing					
Standard	2				
Extra 2 Fixture	1				

	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		2560		C	OLD/FR	197040	.65	.10	90000
2	Garage		22X28	616		C	1973FR	14780	.70		6430

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	200	113	161	182	9100	9100

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

36-490006.0000-v082020R