

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-490015.0000
K70

RES
2025

sale

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

2022 B & A HOLDINGS LLC	2014-07-30
2023 B & A HOLDINGS LLC	2014-07-30
2024 B & A HOLDINGS LLC	2014-07-30
2025 B & A HOLDINGS LLC	2014-07-30 BRUMMS 15
59 BROADWAY ST	1WD
KENTON OH 43326	\$0

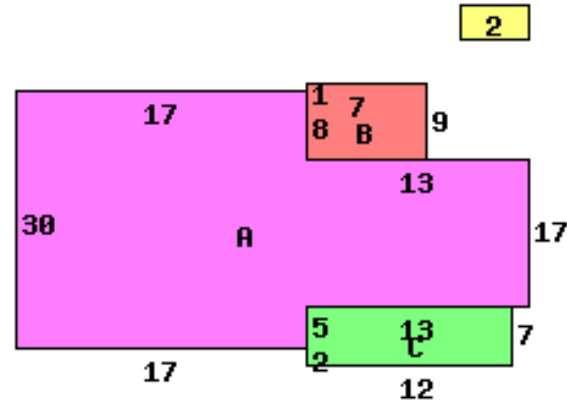
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5940	7910	7910	7910	7900
Bldg100%	67370	81260	81260	81260	81270
Totl100%	73310t	89170t	89170t	89170t	89170t
Cauvl00%					
Tax Value:					
Land 35%	2080	2770	2770	2770	2770
Bldg 35%	23580	28440	28440	28440	28440
Totl 35%	25660t	31210t	31210t	31210t	31210t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1198.66	1283.24	1357.56	1348.60	
Sp-Asmnt	21.21	21.21	124.19	244.61	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		731		b	ADDN
1	F/C	A		63		c	PORCH
	OFF	P		84	2520		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
384	1	2014-07-30	B & A HOLDINGS LLC	1WD *	0	8000	54630
529	1	2013-11-01	FEDERAL NATIONAL MORTGAGE	1SH *	61450	8000	54630
47	1	2005-02-17	REAL HOME INVESTMENTS LL	1QC *	0	7000	49630
203	1	2004-04-23	PEES TODD E & ROBERTA A	1WD	40000	7000	49630
162	1	2003-04-07	CHASE MANHATTAN MORTGAGE	1DD	36000	7000	49630
543	1	1996-09-03	ROWE TODD C	1WD	49500	7400	26510
622	1	1989-07-27		1UN *	0	0	30710

Year	Land	Bldg	Total	Net Tax
2021	2080	23580	25660	1203.04
2020	2080	23580	25660	1044.92

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025
540	DELO SEWER - KENTON CORP			XA/2025
539	DELO WATER - KENTON CORP			XA/2025
642	TRASH-KENTON CITY			XA/2025



59 BROADWAY ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	794 97020
	Full Upper	FRAME	731 55190
	Basement		731 13820
	Subtotal		166030
Shingle	Roof	GABLE	
Plaster/Drywall	X X		Extra Features 2520
Panelled Wall	X		Total Value 168550
Unfinished Wall	X		
Floor/Hardwood	X X		PUB SIDEWALK
Number of Rooms	1 3 3		
Bedrooms	3		Neighborhood:
			Code: 3630
Central Heat	A		Dwl/Gar/NC% 1.0500
HOT WATER			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	18X18	1525		C	OLD/AV	168550	.55		79640
2 Garage			324		D	OLD/PR	6220	.75		1630
front lot	acres/ frontage	effective frontage	depth	actual factor	depth	actual 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:

36-490015.0000-v082020R