

PLEASANT TWP
KENTON CORP

00350

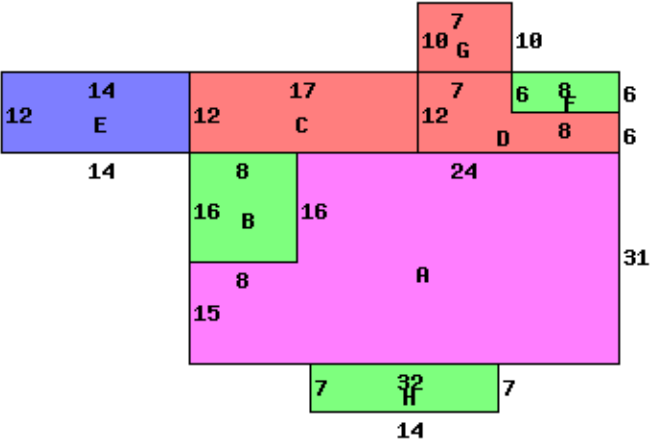
Hardin County, Ohio
Michael T. Bacon, Auditor

36-510004.0000
K147

RES
2025

sale		Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r			
2022 BMAR HOLDINGS LLC	2013-08-01	Tax Year	2022	2023	2024
2023 BMAR HOLDINGS LLC	2013-08-01	Prop Cls	510	510	510
2024 BMAR HOLDINGS LLC	2013-08-01	Acres			
2025 BMAR HOLDINGS LLC	2013-08-01 H J MILLERS PT 3	Land100%	5290	7090	7090
454 E COLUMBUS ST	2WD	Bldg100%	73370	81170	81170
KENTON OH 43326	\$47,500	Totl100%	78660t	88260t	88260t
		Cauv100%			
		Tax Value:			
		Land 35%	1850	2480	2480
		Bldg 35%	25680	28410	28410
		Totl 35%	27530t	30890t	30890t
		Hmstd35%			
		Owner 0c			
		Hmstd RB			
		Net Tax	1286.02	1270.10	1343.64
				1334.78	
		Sp-Asmnt	21.31	21.31	31.38
				31.38	

SHB+ 1HB	CONS F	TYPE M	FACT P	SQ-FT 864	VALUE 5120	a	*MAIN
1	EF	P		128		b	PORCH
1	F	A		204		c	ADDN
	F/C	A		132		d	ADDN
	F	G		168	4030	e	GRAGE
	PAT	P		48	140	f	PORCH
1	F/C	A		70		g	ADDN
	OFF	P		98	2940	h	PORCH
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
382	2	2013-08-01	BMAR HOLDINGS LLC	2WD	47500	7140	55090
297	1	2009-07-16	WEAVER PHILLIP L	1WD *	12900	7260	51910
259	1	2009-06-29	U S BANK NATIONAL ASSOC T	1SD *	20000	7260	51910
122	1	2006-03-15	SMITH EDWARD C & DEBORAH	1OC *	0	6860	48170
495	1	2004-08-12	SMITH EDWARD C	1WD	63500	6000	40770
72	1	2000-02-02	WEAVER PHILLIP L & DEBOR	1WD	35000	6000	33690
692	1	1999-12-28	AMERICAN GENERAL FINANCE	1OC *	0	6000	33690
380	1	1998-08-31	LEASE MARSHA J	1OC *	0	6310	29430
438	1	1995-05-25	SCOTT MARSHA J	FD *	18000	6310	28030
130	1	1994-02-16	SCOTT PHYLLIS J	1CT *	0	0	33310
Year	Land	Bldg	Total	Net Tax			
2021	1850	25680	27530	1290.70			
2020	1850	25680	27530	1121.08			
p r o j e c t		ben acres		/ %		factor	
902 MAIN DISTRICT CONSERVANCY		XA/2025					
500 HARDIN COUNTY LANDFILL		XA/2025					



Occupancy 1 Single Family				*DWELLING COMPUTATIONS												
Story Height	1H			Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Floor Level		Main	FRAME	1270	104990	1 DWELLING	1HB F	FtxFtx	2134	Rate	C	Cond	Value	Dpr	Dpr	Value
		Part Upper	FRAME	864	36330							OLD/AV	171790	.55		81170
		Basement		864	16140											
		Subtotal			157460											
Shingle		Roof	GABLE			front lot	60.0000	effective	depth	depth	actual	effective	extended	value	value	
		B 1 2 U A					60.0000	60.00	107	84	140	118	7080	7080		
Plaster/Drywall		P P		Plumbing	2100											
Unfinished Wall	X			Garages and Carports	4030											
Floor/Hardwood	X			Extra Features	8200											
Floor/Carpet	X X			Total Value	171790											
Number of Rooms	1 4 3															
Bedrooms	2 3			PUB SIDEWALK												
				Topo: HIGH												
Central Heat		A														
FORCED AIR				Neighborhood:												
Plumbing				Code:	3630											
Standard	1			Dwl/Gar/NC%	1.0500											
Extra 3 Fixture	1															
						Call Back: Sign: PSN Date: 2015-12-02 Lister: 36-510004 0000-v082020P										

Call Back:

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

36-510004.0000-v082020R