

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			
2023	BMAR HOLDINGS LLC	2013-08-01			
2024	BMAR HOLDINGS LLC	2013-08-01			
2025	BMAR HOLDINGS LLC	2013-08-01	H J MILLERS PT 3		
	454 E COLUMBUS ST		2WD		
	KENTON OH 43326		\$47,500		

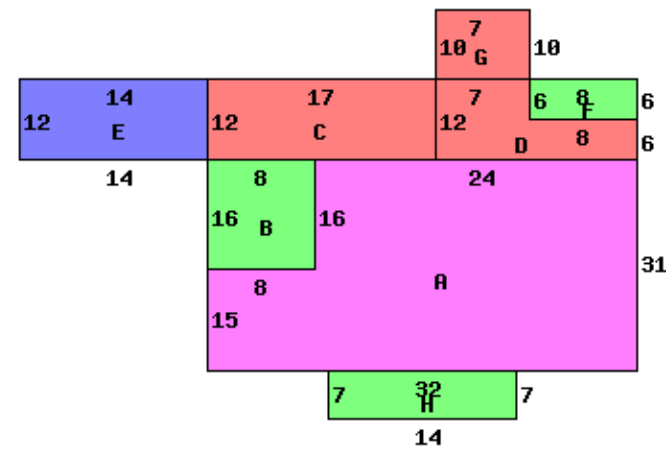
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5290	7090	7090	7090	7080
Bldg100%	73370	81170	81170	81170	81170
Totl100%	78660t	88260t	88260t	88260t	88250t
Cauv100%					
Tax Value:					
Land 35%	1850	2480	2480	2480	2480
Bldg 35%	25680	28410	28410	28410	28410
Totl 35%	27530t	30890t	30890t	30890t	30890t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1286.02	1270.10	1343.64	1334.78	
Sp-Asmnt	21.31	21.31	31.38	31.38	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		864		b	PORCH
	EFP	P		128	5120	c	ADDTN
1	F	A		204		d	ADDTN
1	F/C	A		132		e	GRAGE
	F	G		168	4030	f	PORCH
	PAT	P		48	140	g	ADDTN
1	F/C	A		70		h	PORCH
	OFF	P		98	2940		

Sale#	#p	sale date	To	Type/Invalid?	Sales\$	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	1QC *	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	1QC *	0	6000	33690
380	1	1998-08-31	LEASE MARSHA J	1QC *	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

project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



454 E COLUMBUS ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 1H	Main	FRAME	1270 104990
Floor Level	Part Upper	FRAME	864 36330
	Basement		864 16140
	Subtotal		157460
Shingle	Roof	GABLE	
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
Central Heat	A		Topo: HIGH
FORCED AIR			Neighborhood:
Plumbing			Code: 3630
Standard	1		Dwl/Gar/NC% 1.0500
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	FtxFt	2134	Rate	C	Cond	Value	.55	Dpr	Value
front lot	60.0000	effective	60.00	depth	107	actual	118	7080	extended	true
		rate	60.00	factor	84	rate	118	7080	value	value

Call Back:

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

36-510004.0000-v082020R