

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-510004.0000
K147

RES
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020 BMAR HOLDINGS LLC	2013-08-01	
2021 BMAR HOLDINGS LLC	2013-08-01	
2022 BMAR HOLDINGS LLC	2013-08-01	
2023 BMAR HOLDINGS LLC	2013-08-01	H J MILLERS PT 3
454 E COLUMBUS ST	2WD	
KENTON OH 43326	\$47,500	07.1-05-51-004

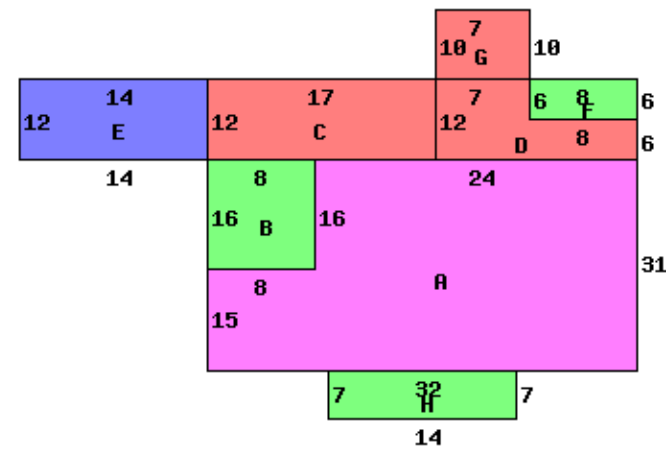
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5290	5290	5290	7090	7080
Bldg100%	73370	73370	73370	81170	81170
Totl100%	78660t	78660t	78660t	88260t	88250t
Cauvl00%					
Tax Value:					
Land 35%	1850	1850	1850	2480	2480
Bldg 35%	25680	25680	25680	28410	28410
Totl 35%	27530t	27530t	27530t	30890t	30890t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1121.08	1290.70	1286.02	1270.10	
Sp-Asmnt	122.83	21.32	21.31	21.31	

SHB+ LHB	CONS F	TYPE M	FACT 864	SQ-FT 128	VALUE 5120	a	*MAIN
1	F	P	204			b	PORCH
1	F/C	A	132			c	ADDTN
	F	G	168	4030		e	GRAGE
1	PAT	P	48	140		f	PORCH
	F/C	A	70			g	ADDTN
	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	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
2019	1760	21020	22780	897.06
2018	1760	21020	22780	897.96

project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2023



454 E COLUMBUS ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level		
Main	FRAME	1270 104990
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	
Central Heat	A	PUB SIDEWALK
FORCED AIR		Topo: HIGH
Plumbing		Neighborhood:
Standard	1	Code: 3630
Extra 3 Fixture	1	Dwl/Gar/NC% 1.0500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	FtxFt	Area	Grade	Cond	Value	Dpr	Value
		2134		C	OLD/AV	171790	.55	81170
front lot	acres/	effective	depth	actual	effective	extended	true	value
	frontage	rate	factor	rate	rate	value	value	value
	60.0000	60.00	107	84	140	118	7080	7080

Call Back:

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

36-510004.0000-v082020R