

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	\$47,500	07.1-05-51-004
	KENTON OH 43326				

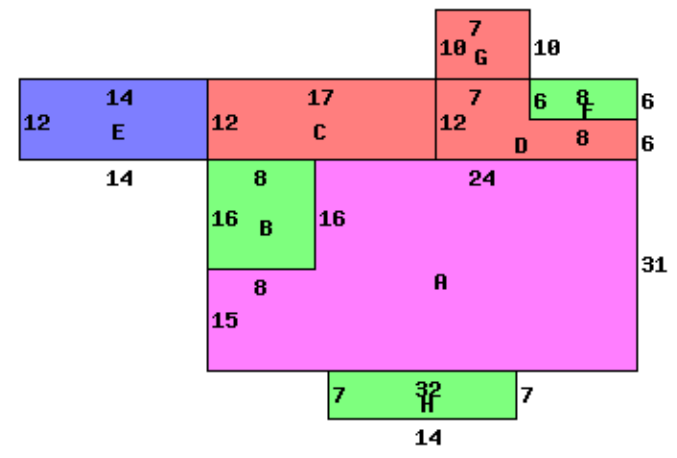
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5290	5290	5290	7090	7080
Bldg100%	73370	73370	73370	81170	81170
Totl100%	78660t	78660t	78660t	88260t	88250t
Cauv100%					
Tax Value:					
Land 35%	1850	1850	1850	2480	2480
Bldg 35%	25680	25680	25680	28410	28410
Totl 35%	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+	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:blgd
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 PUB SIDEWALK
Central Heat	A Neighborhood: HIGH
FORCED AIR	Code: 3630
Plumbing	Dwl/Gar/NC% 1.0500
Standard	1
Extra 3 Fixture	1

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	
	frontage	frontage	depth	rate	rate	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