PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-510004.0000 RES
K147 2026

sale

2023 BMAR HOLDINGS LLC	2013-08-01	
2024 BMAR HOLDINGS LLC	2013-08-01	
2025 BMAR HOLDINGS LLC	2013-08-01	
2026 BMAR HOLDINGS LLC	2013-08-01 H J MILLERS PT 3	
454 E COLUMBUS ST	2WD	
	$47,500	
KENTON OH 43326		

Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

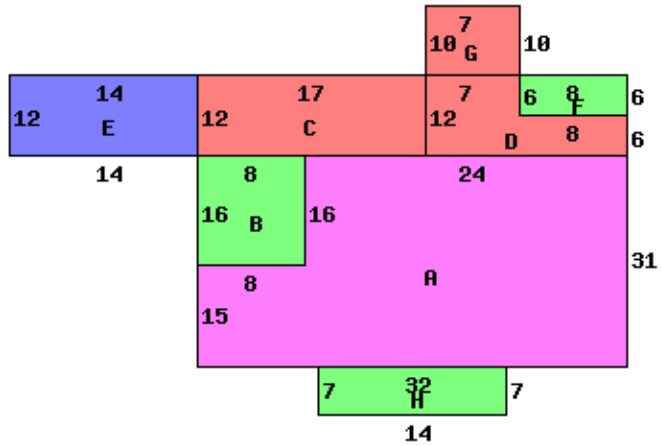
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7090	7090	7090	7090		7090	8110	8100
Bldg100%	81170	81170	81170	81170		81170	112090	112090
Totl100%	88260t	88260t	88260t	88260t		88260t	120200t	120190t
Cauv100%								
Tax Value:								
Land 35%	2480	2480	2480	2480		2480	2840	2840
Bldg 35%	28410	28410	28410	28410		28410	39230	39230
Totl 35%	30890t	30890t	30890t	30890t		30890t	42070t	42070t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1270.10	1343.64	1334.78	1334.78	1334.78			
Sp-Asmnt	21.31	31.38	31.38	31.38				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		864		a	*MAIN
	EFP	P		128	5120	b	PORCH
1	F	A		204		c	ADDTN
1	F/C	A		132		d	ADDTN
	F	G		168	4030	e	GRAGE
	PAT	P		48	140	f	PORCH
1	F/C	A		70		g	ADDTN
	OFP	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
2022	1850	25680	27530	1286.02
2021	1850	25680	27530	1290.70

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				
Floor Level	Main	FRAME	1270	104990
	Part Upper	FRAME	864	36330
	Basement		864	16140
	Subtotal			157460
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Carpet		X	X		
Number of Rooms		1	4	3	
Bedrooms			2	3	
Central Heat			A		
FORCED AIR					
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Plumbing	2100
Garages and Carports	4030
Extra Features	8200
Total Value	171790
PUB SIDEWALK	
Topo: HIGH	
Neighborhood:	
Code:	3630
Dwl/Gar/NC%	1.4500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2134		C	OLD/AV	171790	.55		112090

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	107	84	161	135	8100	8100

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

36-510004.0000-v082020R