

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-550011.0000
S03

RES
2023

sale

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

2020 BMAR HOLDINGS LLC	2016-08-10
2021 BMAR HOLDINGS LLC	2016-08-10
2022 BMAR HOLDINGS LLC	2016-08-10
2023 BMAR HOLDINGS LLC	2016-08-10
805 E COLUMBUS ST	PT SE 1/4 33 .495A
KENTON OH 43326	LWD SEE 36-550011.01 FOR REST
	\$30,000 OF SPECIAL ASSESSMENTS
	07.1-05-55-011

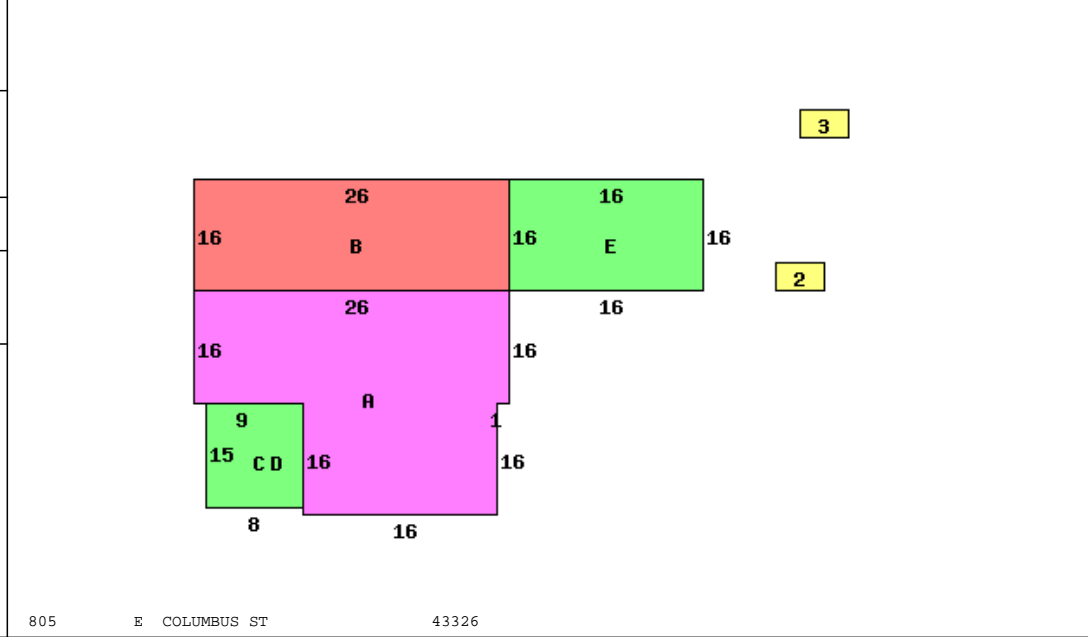
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres	.5000	.5000	.5000	.5000	
Land100%	13630	13630	13630	18200	18210
Bldg100%	93940	93940	93940	77030	77030
Totl100%	107570t	107570t	107570t	95230t	95240t
Cauvl00%					
Tax Value:					
Land 35%	4770	4770	4770	6370	6370
Bldg 35%	32880	32880	32880	26960	26960
Totl 35%	37650t	37650t	37650t	33330t	33330t
Hmstd35%					
Owner Oc					
Hmstd RB	1533.20	1765.16	1758.76	1370.42	
Net Tax					
Sp-Asmnt	131.52	30.00	30.00	406.30	

SHB+ 1T	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		672			ADDTN
	F/C	A		416			PORCH
	STP	P		120	480		PORCH
	CAN	P		120	960		PORCH
	DK	P		256	3840		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
332	1	2016-08-10	BMAR HOLDINGS LLC	LWD	30000	18540	60140
408	1	2015-08-20	CITIZENS NATIONAL BANK BL	LSD *	40000	18540	60140
181	1	2006-03-27	KENTON PLUS ENTERPRISES	LWD	101000	20660	52710
502	1	1996-08-15	HAYTER BRENT L & SHELLY	LWD	78000	11910	29110
827	1	1994-09-07	WILLIAMS VERIS J	LCT *	0	0	41030
784	1	1991-09-27		LWD	45000	0	35430

Year	Land	Bldg	Total	Net Tax
2019	4550	26550	31100	1224.68
2018	4550	26550	31100	1225.92

project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			XA/2023
306 BLOOM #1043 - BLANCHARD			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2023
921 BLANCHARD RIVER MAINT			XA/2023
349 OSBORN-BLANCHARD RIVER			XA/2023



805 E COLUMBUS ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1T	Sq-Ft Value
Floor Level	Main	FRAME 1088 104670
	Part Upper	FRAME 672 38590
	Subtotal	143260
Slate	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	Air Conditioning 3300
Panelled Wall	X X	Extra Features 5280
Floor/Pine	X X	Total Value 151840
Floor/Carpet	X X	
Number of Rooms	6 2	PUB PAVED ST/RD
Bedrooms	1 2	PUB SIDEWALK
Central Heat	A	Neighborhood:
GRAV AIR		Code: 3630
Central A/C	A	Dwl/Gar/NC% 1.0500
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1T F/C		Rate		Cond	Value	Dpr	Dpr	Value
2 Upground C	*NV 0	8X10	80		1931FR	0			0
3 Garage		20X30	600		1931AV	14400	.65		5290
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
		116.00	195	112	140	157	18210	18210	

Call Back: Sign: PSN Date: 2014-12-02 Lister: 36-550011.0000-v082020R