

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-550011.0000
S03

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022	BMAR HOLDINGS LLC	2016-08-10			
2023	BMAR HOLDINGS LLC	2016-08-10			
2024	BMAR HOLDINGS LLC	2016-08-10			
2025	BMAR HOLDINGS LLC	2016-08-10	PT SE 1/4 33 .495A		
	805 E COLUMBUS ST		LWD SEE 36-550011.01 FOR REST		
	KENTON OH 43326		\$30,000 OF SPECIAL ASSESSMENTS		

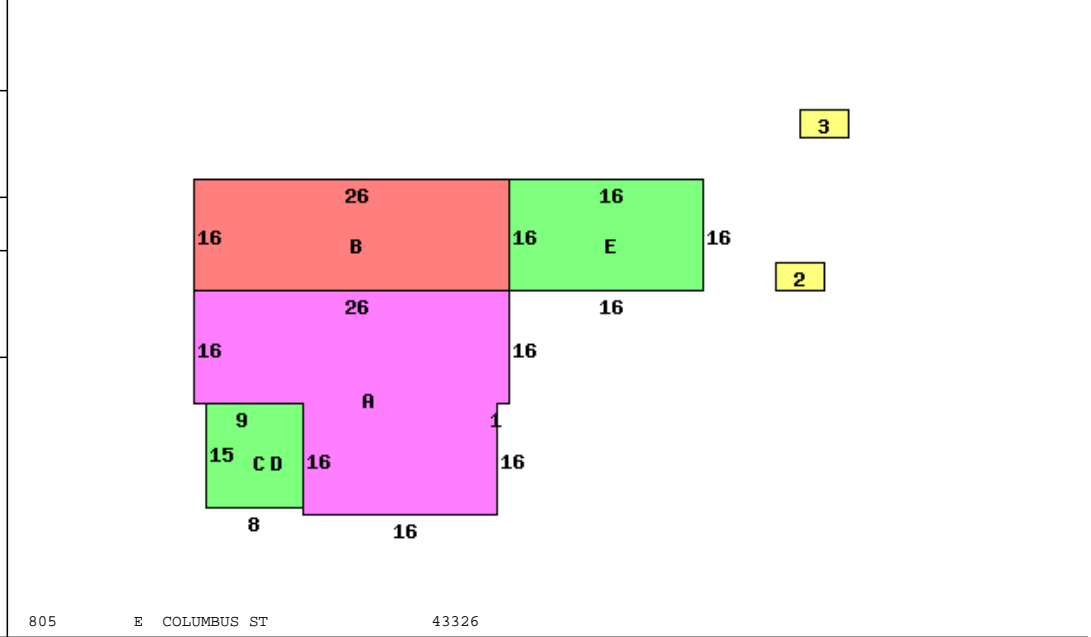
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres	.5000	.5000	.5000	.5000	.5000	
Land100%	13630	18200	18200	18200	18200	18210
Bldg100%	93940	77030	77030	77030	77030	77030
Totl100%	107570t	95230t	95230t	95230t	95230t	95240t
Cauv100%						
Tax Value:						
Land 35%	4770	6370	6370	6370	6370	6370
Bldg 35%	32880	26960	26960	26960	26960	26960
Totl 35%	37650t	33330t	33330t	33330t	33330t	33330t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1758.76	1370.42	1449.76	1440.22	1440.22	
Sp-Asmnt	30.00	406.30	31.50	34.50		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1T	F/C	M		672			
1	F/C	A		416		b	ADDTN
	STP	P		120	480	c	PORCH
	CAN	P		120	960	d	PORCH
	DK	P		256	3840	e	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
2021	4770	32880	37650	1765.16
2020	4770	32880	37650	1533.20

project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
306 BLOOM #1043 - BLANCHARD			XA/2025
349 OSBORN-BLANCHARD RIVER			XA/2025



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

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