

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		

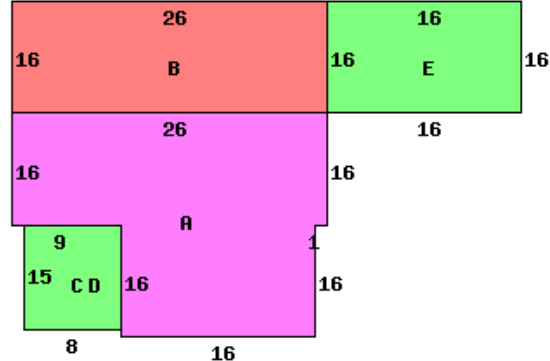
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	.5000	.5000	.5000	.5000	
Land100%	13630	18200	18200	18200	18210
Bldg100%	93940	77030	77030	77030	77030
Totl100%	107570t	95230t	95230t	95230t	95240t
Cauvl00%					
Tax Value:					
Land 35%	4770	6370	6370	6370	6370
Bldg 35%	32880	26960	26960	26960	26960
Totl 35%	37650t	33330t	33330t	33330t	33330t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1758.76	1370.42	1449.76	1440.22	
Sp-Asmnt	30.00	406.30	31.50	34.50	

SHB+ 1T	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		672			
	F/C	A		416			ADDTN
	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
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



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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	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1T F/C			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