PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-550011.0000 RES
S03 2026

sale

2023 BMAR HOLDINGS LLC	2016-08-10	
2024 BMAR HOLDINGS LLC	2016-08-10	
2025 BMAR HOLDINGS LLC	2016-08-10	
2026 BMAR HOLDINGS LLC	2016-08-10	PT SE 1/4 33 .495A
805 E COLUMBUS ST	1WD	SEE 36-550011.01 FOR REST
	$30,000	OF SPECIAL ASSESSMENTS
KENTON OH 43326		

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

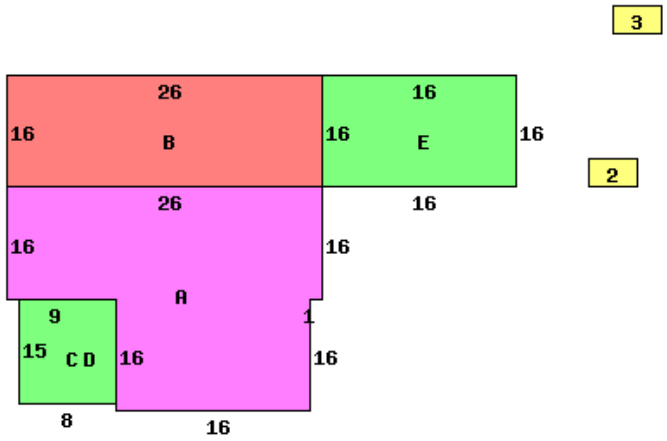
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	.5000	.5000	.5000	.5000	.5000			
Land100%	18200	18200	18200	18200		18200	20890	20880
Bldg100%	77030	77030	77030	77030		77030	106400	106390
Totl100%	95230t	95230t	95230t	95230t		95230t	127290t	127270t
Cauv100%								
Tax Value:								
Land 35%	6370	6370	6370	6370		6370	7310	7310
Bldg 35%	26960	26960	26960	26960		26960	37240	37240
Totl 35%	33330t	33330t	33330t	33330t		33330t	44550t	44540t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1370.42	1449.76	1440.22	1440.22	1440.22			
Sp-Asmnt	406.30	31.50	34.50	34.50				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		672		a	*MAIN
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	1WD		30000	18540	60140
408	1	2015-08-20	CITIZENS NATIONAL BANK BL	1SD	*	40000	18540	60140
181	1	2006-03-27	KENTON PLUS ENTERPRISES	1WD		101000	20660	52710
502	1	1996-08-15	HAYTER BRENT L & SHELLY	1WD		78000	11910	29110
827	1	1994-09-07	WILLIAMS VERIS J	1CT	*	0	0	41030
784	1	1991-09-27		1WD		45000	0	35430

Year	Land	Bldg	Total	Net Tax
2022	4770	32880	37650	1758.76
2021	4770	32880	37650	1765.16

	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 Sq-Ft	Value
Story Height 1T				
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		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%	1.4500
Plumbing				
Standard	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1T F/C		1760		C	1931AV	151840	.55		99080
2	Upground C	*NV 0	8X10	80			1931FR	0			0
3	Garage		20X30	600		C	1931AV	14400	.65		7310

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		116.00	195	112	161	180	20880	20880

Call Back: Sign: PSN Date: 2014-12-02 Lister:

36-550011.0000-v082020R