

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570022.0000
K144

RES
2025

sale

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

2022	BMAR HOLDINGS LLC	2012-12-24			
2023	BMAR HOLDINGS LLC	2012-12-24			
2024	BMAR HOLDINGS LLC	2012-12-24			
2025	BMAR HOLDINGS LLC	2012-12-24	KAHLERS 11		
	538 E COLUMBUS ST	12			
	KENTON OH 43326		\$239,000		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6690	8940	8940	8940	8930
Bldg100%	73710	80630	80630	80630	80720
Totl100%	80400t	89570t	89570t	89570t	89650t
Cauv100%					
Tax Value:					
Land 35%	2340	3130	3130	3130	3130
Bldg 35%	25800	28220	28220	28220	28250
Totl 35%	28140t	31350t	31350t	31350t	31380t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1314.50	1289.00	1363.64	1354.66	
Sp-Asmnt	22.70	22.70	31.46	31.46	

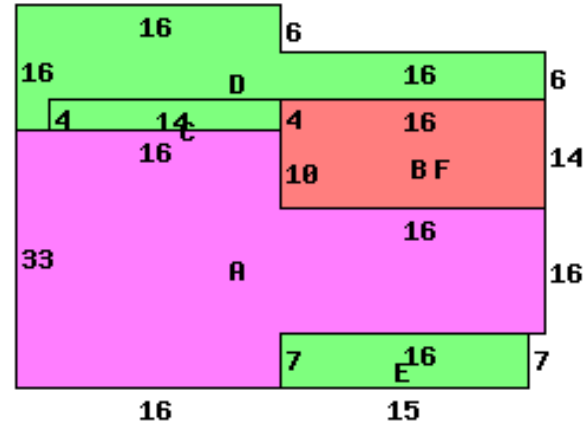
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		784		a	*MAIN
1	F	A		224		b	ADDTN
	EFP	P		56	2240	c	PORCH
	DK	P		296	4440	d	PORCH
	OP	P		105	3150	e	PORCH
	BAS	G		224	1200	f	GRAGE

#: 53 L/W
L/C JAMES & HEATHER HEILMAN 6-7-2016 \$55,786
365700530000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
591	12	2012-12-24	BMAR HOLDINGS LLC	12 *	239000	9030	55430
505	1	1998-08-28	WEAVER PHILLIP L	1WD	46500	8260	27460

Year	Land	Bldg	Total	Net Tax
2021	2340	25800	28140	1319.32
2020	2340	25800	28140	1145.92

p r o j e c t		ben acres		/ % factor	
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



538 E COLUMBUS ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1008 101460
	Part Upper	FRAME	784 35490
	Basement		942 17590
	Subtotal		154540
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	3170
Unfinished Wall	X	Plumbing	2100
Floor/Hardwood	X X	Garages and Carports	1200
Number of Rooms	1 5 2	Extra Features	9830
Bedrooms	1 2	Total Value	170840
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR		PUB SIDEWALK	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3630
Extra 3 Fixture	1	Dwl/Gar/NC%	1.0500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1HB F	FtxFt	Area	Grade	Cond	Dpr Dpr	Value
		1792	1792	C	OLD/AV	.55	80720
front lot	acres/	effective	depth	depth	actual	extended	true
	frontage	frontage	factor	factor	rate	value	value
	90.0000	62.00	212	114	140	9920	8930
							Shape / Si

Call Back:

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

36-570022.0000-v082020R