

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-600016.0000
Q05

RES
2025

sale

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

2022	BMAR HOLDINGS LLC	2018-01-12
2023	BMAR HOLDINGS LLC	2018-01-12
2024	BMAR HOLDINGS LLC	2018-01-12
2025	BMAR HOLDINGS LLC	2018-01-12
	453 E NORTH ST	1
	KENTON OH 43326	\$21,125

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5230	6970	6970	6970	6970
Bldg100%	44860	69600	69600	69600	69610
Totl100%	50090t	76570t	76570t	76570t	76580t
Cauvl00%					
Tax Value:					
Land 35%	1830	2440	2440	2440	2440
Bldg 35%	15700	24360	24360	24360	24360
Totl 35%	17530t	26800t	26800t	26800t	26800t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	818.88	1101.94	1165.72	1158.04	
Sp-Asmnt	20.85	20.85	30.40	30.40	

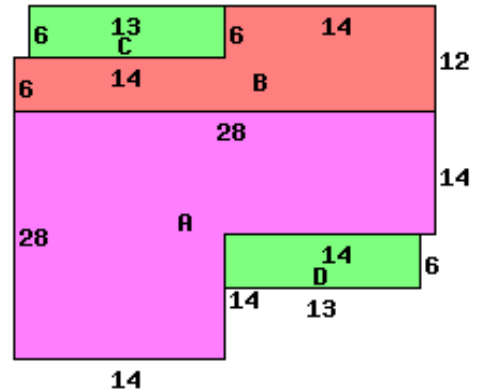
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		588			
1 B	F	A		252		b	ADDTN
	OFF	P		78	3120	c	PORCH
				78	2340	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
19	1	2018-01-12	BMAR HOLDINGS LLC	1	21125	4970	37260
196	1	1998-04-14	RAGER WILLARD JAMES	1WD	44500	6490	25490
729	1	1995-08-04	FULTON KELLY	1WD	37000	6510	24310

Year	Land	Bldg	Total	Net Tax
2021	1830	15700	17530	821.88
2020	1830	15700	17530	713.88

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			
500 HARDIN COUNTY LANDFILL			

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453 E NORTH ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1T	Sq-Ft Value
Floor Level	
Main	FRAME 840 99520
Part Upper	FRAME 588 29800
Basement	126 2780
Subtotal	132100
Shingle	Roof GABLE
Plaster/Drywall	X X
Unfinished Wall	X
Floor/Pine	X X
Floor/Carpet	X
Number of Rooms	1 4 2
Bedrooms	2
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
Extra Features	5460
Total Value	137560
PUB SIDEWALK	
Neighborhood:	
Code:	3630
Dwl/Gar/NC%	1.0500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	1428		C	OLD/AV	.55	Dpr	65000
2 Pole Build	P	24X32	768	C	2003AV	.50	Dpr	4610
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	54.0000	54.00	127	92	140	129	6970	6970

Call Back:

Sign: PSN Date: 2015-02-20 Lister:

36-600016.0000-v082020R