

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610048.0000
W55

RES
2025

sale

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

2022	BMAR HOLDINGS LLC	2018-12-12
2023	BMAR HOLDINGS LLC	2018-12-12
2024	BMAR HOLDINGS LLC	2018-12-12
2025	BMAR HOLDINGS LLC	2018-12-12
	532 N WAYNE ST	1DD
	KENTON OH 43326	\$30,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	4740	6310	6310	6310	6300
Land100%	44090	62460	62460	62460	62470
Bldg100%	48830t	68770t	68770t	68770t	68770t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1660	2210	2210	2210	2210
Bldg 35%	15430	21860	21860	21860	21860
Totl 35%	17090t	24070t	24070t	24070t	24070t
Hmstd35%					
Owner Oc					
Hmstd RB	798.34	989.68	1046.98	1040.08	
Net Tax					
Sp-Asmnt	21.00	25.00	21.00	385.06	

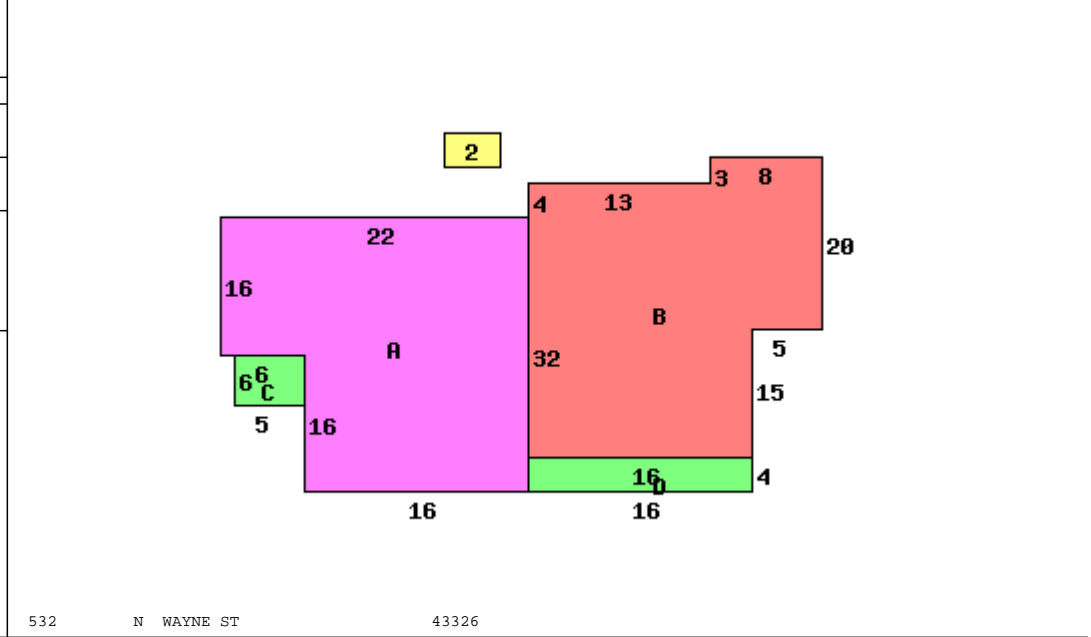
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F	M		608			ADDTN
1	F/C	A		621			PORCH
	OFF	P		30	900		PORCH
	OFF	P		64	1920		PORCH

L/C SHANE VANBUSKIRK & HEATHER JONES 4-26-2024 \$68,102

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
601	1	2018-12-12	BMAR HOLDINGS LLC	1DD	30000	4510	35890
308	1	1994-04-21	RAINBOLT ROBERT D & BONN	1WD	24000	0	30710

Year	Land	Bldg	Total	Net Tax
2021	1660	15430	17090	801.24
2020	1660	15430	17090	695.94

Project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
540 DELQ SEWER - KENTON CORP			XA/2025
539 DELQ WATER - KENTON CORP			XA/2025
642 TRASH-KENTON CITY			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025



532 N WAYNE ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1229 105230
	Full Upper	FRAME	608 48760
	Basement		608 11530
	Subtotal		165520
Shingle	Roof	HIP	
	B 1 2 U A		
Plaster/Drywall	X X	Extra Features	2820
Unfinished Wall	X	Total Value	168340
Floor/Pine	X X		
Floor/Carpet	X	PUB SIDEWALK	
Number of Rooms	1 4 2		
Bedrooms	2	Neighborhood:	
		Code:	3630
Central Heat	A	Dwl/Gar/NC%	1.0500
GRAV AIR			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	1837		C	OLD/FR	168340	.65		61870
2 Garage	*SV 0	10X18	180		OLD/FR	2800	.80		600
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
	60.0000	60.00	86	75	140	6300	6300		

Call Back: Sign: PSN Date: 2015-04-07 Lister: 36-610048.0000-v082020R