PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-640003.0000 RES
SS42 2025

sale

2022	HAHN SALLY J	2016-11-08
2023	BMAR HOLDINGS LLC	2022-07-22
2024	BMAR HOLDINGS LLC	2022-07-22
2025	BMAR HOLDINGS LLC	2022-07-22 CHESNEYS W PT 3 1SH
	818 N MAIN ST	$66,100
	KENTON OH 43326	

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

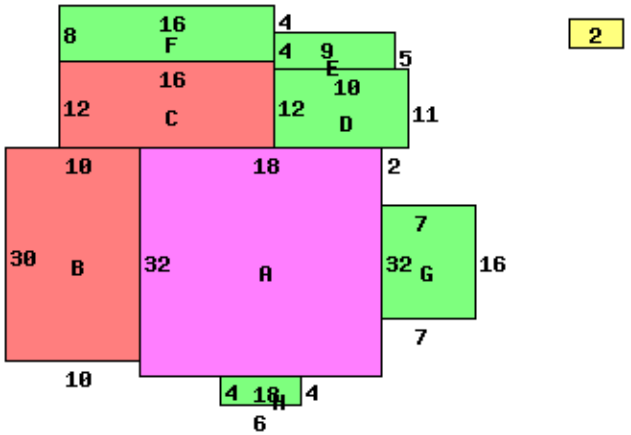
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	8540	9770	9770	9770	9770
Bldg100%	80600	97940	97940	97940	97950
Totl100%	89140t	107710t	107710t	107710t	107720t
Cauv100%					
Tax Value:					
Land 35%	2990	3420	3420	3420	3420
Bldg 35%	28210	34280	34280	34280	34280
Totl 35%	31200t	37700t	37700t	37700t	37700t
Hmstd35%					
Owner Oc	30.26				
Hmstd RB	400.22				
Net Tax	1026.98	1550.08	1639.86	1629.04	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		576		a	*MAIN
1	F/C	A		300		b	ADDTN
1 B	F	A		192		c	ADDTN
	EFP	P		110	4400	d	PORCH
	OFP	P		45	1350	e	PORCH
	DK	P		128	1920	f	PORCH
	EFP	P		112	4480	g	PORCH
	OFP	P		24	720	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
373	1	2022-07-22	BMAR HOLDINGS LLC	1SH *	66100	8540	80600
501	1	2016-11-08	HAHN SALLY J	1WD	69000	10140	54890
445	1	2016-11-08	DUNSON MICHAEL L	1QC *	0	10140	54890
805	1	2005-12-06	DUNSON MICHAEL L & KELLI	1SD	90000	7910	60000
267	1	2002-06-25	WALLACE RUTH E	1CT *	0	7200	43170
357	1	1999-06-24	WALLACE MICHAEL H & RUTH	1WD	73500	7600	34140
90	1	1999-03-02	MILLER ERIC D	1QC *	0	7600	34140
42	1	1998-01-26	MILLER ERIC D & HEIDI A	1SD	66500	7600	34140
478	1	1993-06-07	BAIRD MICHAEL R & JULIE	1WD	47500	0	34400
988	1	1988-12-02		1WD	31000	0	33710
987	1	1988-12-02		1UN *	0	0	33710

Year	Land	Bldg	Total	Net Tax
2021	2990	28210	31200	1030.78
2020	2990	28210	31200	892.28

	p r o j e c t		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
235	KELLOGG #983 - BLANCHARD	XA/2025			



818 N MAIN ST 43326

Occupancy 1 Single Family

Story Height 1H
Floor Level
Shingle

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Main	FRAME		1068	102740
Part Upper	FRAME		576	29190
Basement			768	14370
Subtotal				146300
Roof	GABLE			

B 1 2 U A

Plaster/Drywall	X X	Fireplaces	2000
Unfinished Wall	X	Heating	-700
Floor/Hardwood	X X	Air Conditioning	1980
Number of Rooms	2 5 2	Plumbing	2800
Bedrooms	1 2	Extra Features	12870
		Total Value	165250
Fireplace			
Openings	1	PUB SIDEWALK	
Stacks	1		
Central Heat	X	Neighborhood:	
FORCED AIR		Code:	3720
Central A/C	X	Dwl/Gar/NC%	.9600
Plumbing			
Standard	1		
Extra 2 Fixture	2		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1644		C	OLD/GD	165250	.40		95180
2	Garage		20X20	400		C	OLD/FR	9600	.70		2770

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	102	82	180	148	9770	9770

Call Back: Sign: PSN Date: 2015-02-13 Lister: 36-640003.0000-v082020R