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
818 N MAIN ST	1SH	
	$66,100	
KENTON OH 43326		

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

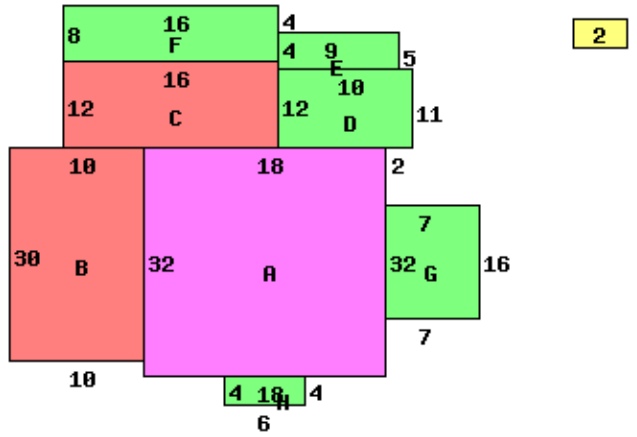
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	510	510	510	510	510
Acres					
Land100%	8540	9770	9770	9770	9770
Bldg100%	80600	97940	97940	97940	97950
Totl100%	89140t	107710t	107710t	107710t	107720t
Cauv100%					
Tax Value:					
Land 35%	2990	3420	3420	3420	3420
Bldg 35%	28210	34280	34280	34280	34280
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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1068	102740
	Part Upper	FRAME	576	29190
	Basement		768	14370
	Subtotal			146300
Shingle	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: