PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-640003.0000 RES
SS42 2026

sale

2023 BMAR HOLDINGS LLC	2022-07-22	
2024 BMAR HOLDINGS LLC	2022-07-22	
2025 BMAR HOLDINGS LLC	2022-07-22	
2026 BMAR HOLDINGS LLC	2022-07-22	CHESNEYS W PT 3
818 N MAIN ST	1SH	
	$66,100	
KENTON OH 43326		

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

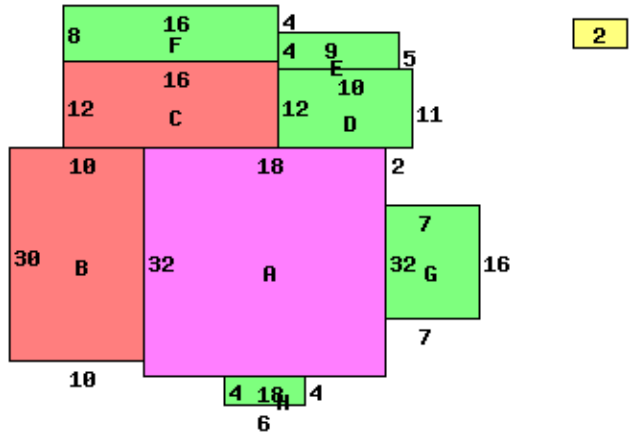
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	9770	9770	9770	9770		9770	9770	9770
Bldg100%	97940	97940	97940	97940		97940	132630	132640
Totl100%	107710t	107710t	107710t	107710t		107710t	142400t	142410t
Cauv100%								
Tax Value:								
Land 35%	3420	3420	3420	3420		3420	3420	3420
Bldg 35%	34280	34280	34280	34280		34280	46420	46420
Totl 35%	37700t	37700t	37700t	37700t		37700t	49840t	49840t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1550.08	1639.86	1629.04	1629.04	1629.04			
Sp-Asmnt	25.00	21.00	24.00	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
2022	2990	28210	31200	1026.98
2021	2990	28210	31200	1030.78

project			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%	1.3000
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		128900
2	Garage		20X20	400		C	OLD/FR	9600	.70		3740

	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: