

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-660014.0000
E46

RES
2025

sale

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

2022 BMAR HOLDINGS LLC	2015-05-26
2023 BMAR HOLDINGS LLC	2015-05-26
2024 BMAR HOLDINGS LLC	2015-05-26
2025 BMAR HOLDINGS LLC	2015-05-26
451 W COLUMBUS ST	2015-05-26 PT E 1/2 SE 1/4 32
	1SD
KENTON OH 43326	\$6,000

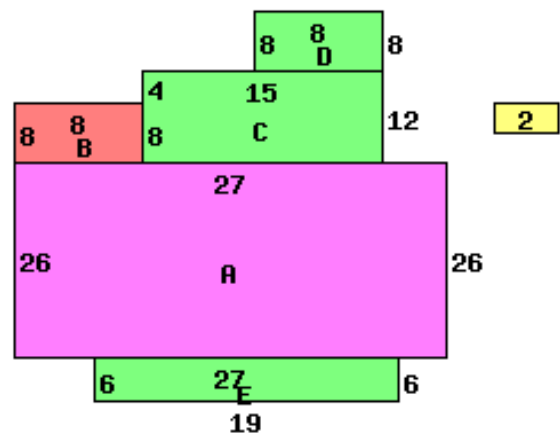
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3400	4860	4860	4860	4860
Bldg100%	40490	49600	49600	49600	49600
Totl100%	43890t	54460t	54460t	54460t	54460t
Cauvl00%					
Tax Value:					
Land 35%	1190	1700	1700	1700	1700
Bldg 35%	14170	17360	17360	17360	17360
Totl 35%	15360t	19060t	19060t	19060t	19060t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	717.52	783.68	829.06	823.60	
Sp-Asmnt	20.88	20.88	29.54	29.54	

SHB+ 1T	CONS F/C	TYPE M	FACT A	SQ-FT 702	VALUE	a *MAIN
1	F/C	A		64		b ADDTN
	EFP	P		180	7200	c PORCH
	WOO	P		64	960	d PORCH
	OFF	P		114	3420	e PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
245	1	2015-05-26	BMAR HOLDINGS LLC	1SD *	6000	3860	35030
861	1	1992-09-14		1WD	25000	0	24230
240	1	1990-03-30		1WD	16000	0	23430
478	0	1987-06-12		1WD *	27500	0	21510

Year	Land	Bldg	Total	Net Tax
2021	1190	14170	15360	720.14
2020	1190	14170	15360	625.50

Project		ben acres / % factor	
902 MAIN DISTRICT CONSERVANCY	XA/2025		
500 HARDIN COUNTY LANDFILL	XA/2025		



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1T	Sq-Ft	Value
Floor Level	766	93600
	702	39060
		132660
Shingle	Roof	GABLE
Plaster/Drywall	P P	Extra Features
Panelled Wall	X X	Total Value
Floor/Pine	X X	
Floor/Carpet	X X	PUB SIDEWALK
Number of Rooms	5 2	
Bedrooms	2	Neighborhood:
		Code:
Central Heat	A	Dwl/Gar/NC%
FORCED AIR		
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1T F/C	1468		D+	122600	.65		46770
2 Garage	CB 0	360		C	8640	.70		2830
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	45.0000	45.00	122	90	108	4860	4860	

Call Back:

Sign: PSN Date: 2015-04-09 Lister:

36-660014.0000-v082020R