

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

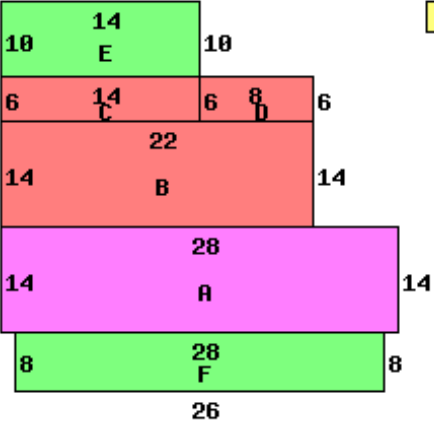
36-660016.0000
E44

RES
2025

Sale		Eff Rate: - 50.59 — 44.66 — 47.03 — 46.74 — a/r					
2022 BMAR HOLDINGS LLC	2014-05-08	Tax Year	2022	2023	2024	2025	CAMA
2023 BMAR HOLDINGS LLC	2014-05-08	Prop Cls	510	510	510	510	510
2024 BMAR HOLDINGS LLC	2014-05-08	Acres					
2025 BMAR HOLDINGS LLC	2014-05-08 PT E 1/2 SE 1/4 32	Land100%	4170	5970	5970	5970	5980
439 W COLUMBUS ST	1WD	Bldg100%	72970	56430	56430	56430	56420
	\$0	Totl100%	77140t	62400t	62400t	62400t	62400t
KENTON OH 43326		Cauv100%					
		Tax Value:					
		Land 35%	1460	2090	2090	2090	2090
		Bldg 35%	25540	19750	19750	19750	19750
		Totl 35%	27000t	21840t	21840t	21840t	21840t
		Hmstd35%					
		Owner 0c					
		Hmstd RB					
		Net Tax	1261.26	897.98	949.98	943.70	
		Sp-Asmnt	21.55	21.55	30.34	30.34	

SHB+ 1TB 1 B 1 1	CONS F F/C F/C PAT OPF	TYPE M A A P P	FACT	SQ-FT 392 308 84 48 140 208	VALUE 420 6240	a b c d e f	*MAIN ADDTN ADDTN ADDTN PORCH PORCH
L/C KEVIN K KEERAN & MARY E GRAY 6-12-18 \$65,000							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
227	1	2014-05-08	BMAR HOLDINGS LLC	1WD *	0	4770	50290
525	1	2013-10-31	FANNIE MAE	1SH	28000	4770	50290
287	1	2008-08-13	SHAFER CHAD D	10C *	0	5200	37660
590	1	1997-09-26	SHAFER CHAD D & RONNA K	1WD	45000	4970	21430
73	1	1986-02-20	PATTON DEBRA L	10C *	0	4970	20430
398	1	1992-05-04		1WD	25000	0	20000
Year	Land	Bldg	Total	Net Tax			
2021	1460	25540	27000	1265.86			
2020	1460	25540	27000	1099.50			
p r o j e c t				ben acres	/ %	factor	
902 MAIN DISTRICT CONSERVANCY				XA/2025			
500 HARDIN COUNTY LANDFILL				XA/2025			

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Occupancy 1 Single Family		*DWELLING COMPUTATIONS		Sq-Ft		Value			Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
Story Height	1T								1 DWELLING	1TB F		1224					147360	.65	Dpr	Value
Floor Level		Main	FRAME	832	98580				2 Garage	*SV	10X22	220			OLD/FR		200			200
		Part Upper	FRAME	392	26620				3 Shed	*PP	4X5	20			OLD/FR		0			0
		Basement		700	13260										OLD/					
		Subtotal			138460															
Shingle		Roof	GABLE						front lot	acres/	effective	depth	depth	actual	effective	extended	true			
		B 1 2 U A								45.5900	46.00	178	108	120	130	5980	5980			
Plaster/Drywall		X X			Air Conditioning	2240														
Unfinished Wall	X				Extra Features	6660														
Floor/Hardwood		X X			Total Value	147360														
Floor/Carpet		X X																		
Floor/Tile-Lino		L			PUB SIDEWALK															
Number of Rooms	4 6 2																			
Bedrooms	1 2				Neighborhood:															
Central Heat		A			Code:	3670														
FORCED AIR					Dwl/Gar/NC%	1.0900														
Central A/C		A																		
Plumbing																				
Standard	1																			

Call Back:

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

36-660016.0000-v082020R