

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

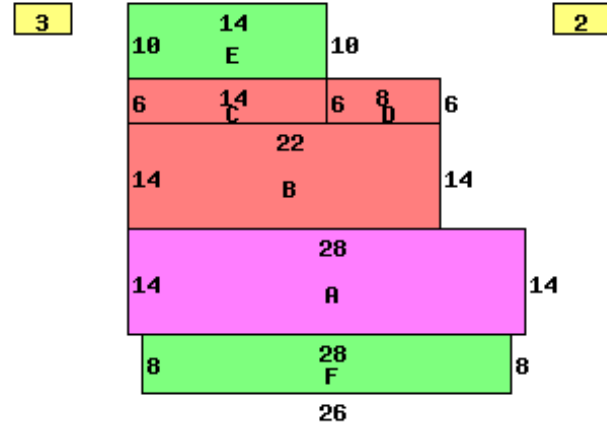
2022	BMAR HOLDINGS LLC	2014-05-08	
2023	BMAR HOLDINGS LLC	2014-05-08	
2024	BMAR HOLDINGS LLC	2014-05-08	
2025	BMAR HOLDINGS LLC	2014-05-08	PT E 1/2 SE 1/4 32
	439 W COLUMBUS ST		1WD
	KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4170	5970	5970	5970	5980
Bldg100%	72970	56430	56430	56430	56420
Totl100%	77140t	62400t	62400t	62400t	62400t
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 Oc					
Hmstd RB					
Net Tax	1261.26	897.98	949.98	943.70	
Sp-Asmnt	21.55	21.55	30.34	30.34	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1TB	F	M		392		a	*MAIN
1 B	F	A		308		b	ADDTN
1	F/C	A		84		c	ADDTN
1	F/C	A		48		d	ADDTN
	PAT	P		140	420	e	PORCH
	OPF	P		208	6240	f	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:blgd
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	1QC *	0	5200	37660
590	1	1997-09-26	SHAFER CHAD D & RONNA K	1WD	45000	4970	21430
73	1	1996-02-20	PATTON DEBRA L	1QC *	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			



439 W COLUMBUS ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1T	Sq-Ft	Value
Floor Level	Main	FRAME	832 98580
	Part Upper	FRAME	392 26620
	Basement		700 13260
	Subtotal		138460
Shingle	Roof	GABLE	
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:	
		Code:	3670
Central Heat	A	Dwl/Gar/NC%	1.0900
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1TB F		1224		C	OLD/FR	147360	.65		56220
2 Garage	*SV	10X22	220			OLD/FR	200			200
3 Shed	*PP	4X5	20			OLD/	0			0
front lot		acres/ frontage	effective depth	depth factor	actual rate	effective rate	extended value	true value		
		45.5900	46.00	178	108	120	5980	5980		

Call Back:

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

36-660016.0000-v082020R