PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-660016.0000 RES
E44 2026

sale

2023 BMAR HOLDINGS LLC	2014-05-08	
2024 BMAR HOLDINGS LLC	2014-05-08	
2025 BMAR HOLDINGS LLC	2014-05-08	
2026 BMAR HOLDINGS LLC	2014-05-08 PT E 1/2 SE 1/4 32	
439 W COLUMBUS ST	1WD	
	$0	
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%	5970	5970	5970	5970		5970	6860	6850
Bldg100%	56430	56430	56430	56430		56430	77570	77560
Totl100%	62400t	62400t	62400t	62400t		62400t	84430t	84410t
Cauv100%								
Tax Value:								
Land 35%	2090	2090	2090	2090		2090	2400	2400
Bldg 35%	19750	19750	19750	19750		19750	27150	27150
Totl 35%	21840t	21840t	21840t	21840t		21840t	29550t	29540t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	897.98	949.98	943.70	943.70	943.70			
Sp-Asmnt	21.55	30.34	30.34	30.34				

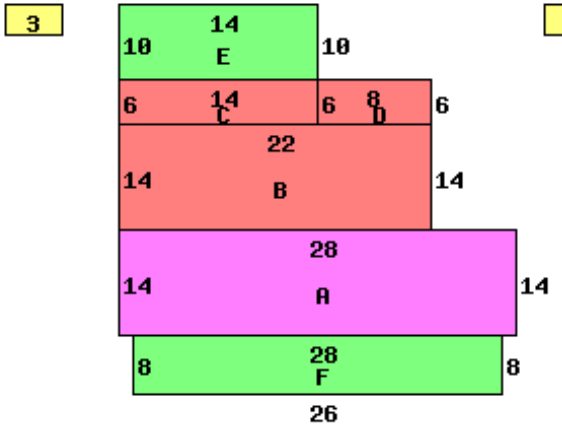
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1TB	F	M		392		a	*MAIN
1 B	F	A		308		b	ADDTN
1	F/C	A		84		c	ADDTN
1	F/C	A		48		d	ADDTN
	PAT	P		140	420	e	PORCH
	OFP	P		208	6240	f	PORCH

L/C KEVIN K KEERAN & MARY E GRAY 6-12-18 $65,000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co: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	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
2022	1460	25540	27000	1261.26
2021	1460	25540	27000	1265.86

project		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

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	832	98580
	Part Upper	FRAME	392	26620
	Basement		700	13260
	Subtotal			138460
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Hardwood		X	X		
Floor/Carpet		X	X		
Floor/Tile-Lino		L			
Number of Rooms	4	6	2		
Bedrooms		1	2		
Central Heat FORCED AIR		A			
Central A/C		A			
Plumbing Standard	1				

Air Conditioning	2240
Extra Features	6660
Total Value	147360
PUB SIDEWALK	
Neighborhood: Code:	3670
Dwl/Gar/NC%	1.5000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1TB F		1224		C	OLD/FR	147360	.65		77360
2	Garage	*SV 0	10X22	220			OLD/FR	200			200
3	Shed	*PP	4X5	20			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	45.5900	46.00	178	108	138	149	6850	6850

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