

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-660018.0000
E42

RES
2025

sale

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

2022	BMAR HOLDINGS LLC	2013-12-19			
2023	BMAR HOLDINGS LLC	2013-12-19			
2024	BMAR HOLDINGS LLC	2013-12-19			
2025	BAKER ALEXIS	2024-12-24	PT E 1/2 SE 1/4 32		
	429 W COLUMBUS ST	LWD			
	KENTON OH 43326	\$94,000			

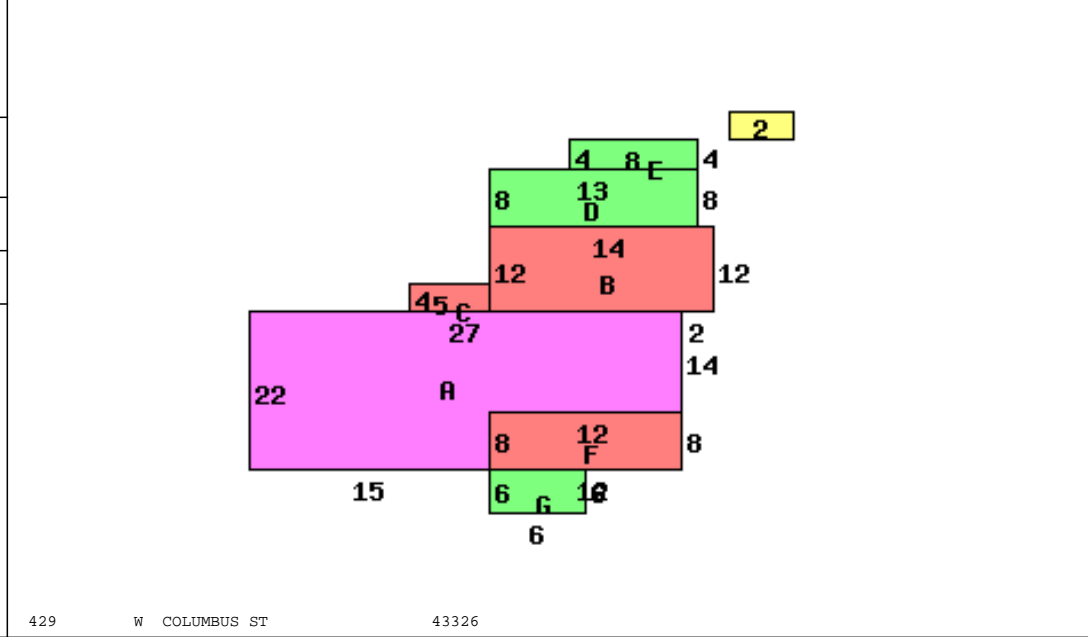
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	3540	5000	5000	5000	5000	4990
Bldg100%	25000	36940	36940	36940	36940	36930
Totl100%	28540t	41940t	41940t	41940t	41940t	41920t
Cauvl00%						
Tax Value:						
Land 35%	1240	1750	1750	1750	1750	1750
Bldg 35%	8750	12930	12930	12930	12930	12930
Totl 35%	9990t	14680t	14680t	14680t	14680t	14670t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	466.66	603.60	638.54	634.34	634.34	
Sp-Asmnt	20.58	20.58	28.26	28.26		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F	M		498		b	ADDTN
1	F/C	A		168		c	ADDTN
1	F/C	A		20		d	PORCH
	STP	P		104	4160	e	PORCH
	STP	P		32	130	f	ADDTN
	F/C	A		96		g	PORCH
	STP	P		36	140		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
577	1	2024-12-24	BAKER ALEXIS	LWD	94000	5000	36940
605	1	2013-12-19	BMAR HOLDINGS LLC	ISD *	13000	4030	22970
126	1	2003-03-18	MURPHY DONALD E	1FD	26000	3970	30310
129	1	2003-03-17	FULTON ROBERT E & MOATS	1AF *	0	3970	30310

Year	Land	Bldg	Total	Net Tax
2021	1240	8750	9990	468.36
2020	1240	8750	9990	406.80

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



429 W COLUMBUS ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	FRAME 782 95550
	Part Upper	FRAME 498 26670
	Qtr Story	FRAME 168 860
	Subtotal	123080
Metal	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	Extra Features 4430
Unfinished Wall	X	Total Value 127510
Floor/Pine	X X	
Number of Rooms	5 2	PUB SIDEWALK
Bedrooms	1 2	
Central Heat	A	Neighborhood: 3670
FORCED AIR		Code: 1.0900
Plumbing		Dwl/Gar/NC%
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F	20X22	1280	C	OLD/FR	.65	.30	34050
2 Garage		440		C	OLD/PR	.75		2880
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	48.0000	48.00	115	87	120	4990	4990	