PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-660018.0000 RES
E42 2026

sale

2023 BMAR HOLDINGS LLC	2013-12-19	
2024 BMAR HOLDINGS LLC	2013-12-19	
2025 BAKER ALEXIS	2024-12-24	
2026 BAKER ALEXIS	2024-12-24 PT E 1/2 SE 1/4 32	
429 W COLUMBUS ST	1WD	
	$94,000	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

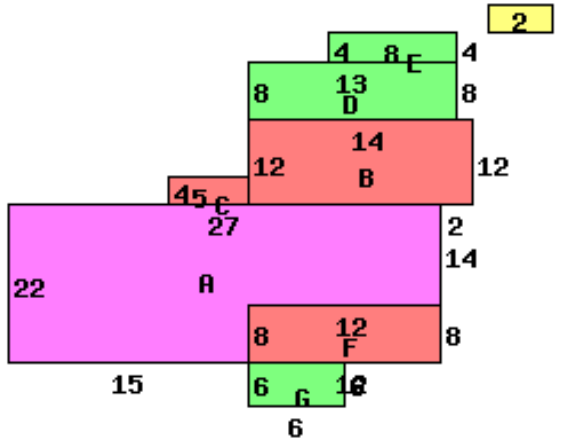
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5000	5000	5000	5000		5000	5770	5760
Bldg100%	36940	36940	36940	36940		36940	50830	50820
Totl100%	41940t	41940t	41940t	41940t		41940t	56600t	56580t
Cauv100%								
Tax Value:								
Land 35%	1750	1750	1750	1750		1750	2020	2020
Bldg 35%	12930	12930	12930	12930		12930	17790	17790
Totl 35%	14680t	14680t	14680t	14680t		14680t	19810t	19800t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	603.60	638.54	634.34	634.34	634.34			
Sp-Asmnt	20.58	28.26	28.26	28.26				

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
577	1	2024-12-24	BAKER ALEXIS	1WD		94000	5000	36940
605	1	2013-12-19	BMAR HOLDINGS LLC	1SD	*	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
2022	1240	8750	9990	466.66
2021	1240	8750	9990	468.36

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

			Sq-Ft	Value
Story Height 1H				
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		
		Neighborhood:	
Central Heat	A	Code:	3670
FORCED AIR		Dwl/Gar/NC%	1.5000
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F		1280		C	OLD/FR	127510	.65	.30	46860
2	Garage		20X22	440		C	OLD/PR	10560	.75		3960

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	48.0000	48.00	115	87	138	120	5760	5760

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

36-660018.0000-v082020R