

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-690159.0000
G50

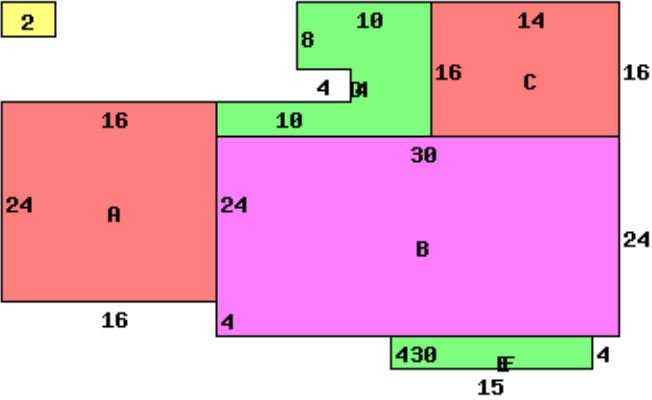
RES
2024

sale

2021	BMAR HOLDINGS LLC	2012-12-24
2022	BMAR HOLDINGS LLC	2012-12-24
2023	BMAR HOLDINGS LLC	2012-12-24
2024	BMAR HOLDINGS LLC	2012-12-24
	965 W CAREY ST	12 160
		\$239,000
	KENTON OH 43326	

Eff Rate:-	50.76	50.59	44.66	47.03	a/r
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4430	4430	6310	6310	6310
Bldg100%	59940	59940	48230	48230	48230
Totl100%	64370t	64370t	54540t	54540t	54540t
Cauv100%					
Tax Value:					
Land 35%	1550	1550	2210	2210	2210
Bldg 35%	20980	20980	16880	16880	16880
Totl 35%	22530t	22530t	19090t	19090t	19090t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	1056.30	1052.46	784.90	830.38	
Sp-Asmnt	458.90	21.17	21.17	28.93	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	ADDTN
1	F/C	A		384		b	*MAIN
1	F/C	M		720		c	ADDTN
1	F/C	A		224		d	PORCH
	DK	P		168	2520	e	PORCH
	CAN	P		60	480	f	PORCH
	STP	P		60	240		
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
591	12	2012-12-24	BMAR HOLDINGS LLC	12	239000	5060	55400
454	1	2008-09-05	WEAVER PHILLIP L	LWD *	22500	4430	49690
124	1	2008-03-13	CITI CORP TRUST BANK FSB	1SH *	36666	4430	49690
Year	Land	Bldg	Total	Net Tax			
2020	1550	20980	22530	917.46			
2019	1480	17260	18740	737.94			
p r o j e c t				ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2024			
500 HARDIN COUNTY LANDFILL				XA/2024			



965 W CAREY ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1328 106440
Shingle	106440
Plaster/Drywall	Fireplaces 2000
Panelled Wall	Air Conditioning 2300
Floor/Hardwood	Extra Features 3840
Floor/Carpet	Total Value 114580
Number of Rooms	
Bedrooms	PUB PAVED ST/RD
Fireplace	Neighborhood:
Openings	Code: 3670
Stacks	Dwl/Gar/NC% 1.0900
Central Heat	
FORCED AIR	
Central A/C	
Plumbing	
Standard	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	24X24	1328	Rate	C	1950FR	114580	Dpr	Dpr	Value
2 Garage			576			1985FR	13820	.65	.70	43710
front lot	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	factor	factor	rate	rate	value	value		
	65.0900	65.00	99	81	120	97	6310	6310		