

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-690159.0000
G50

RES
2025

sale

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

2022	BMAR HOLDINGS LLC	2012-12-24			
2023	BMAR HOLDINGS LLC	2012-12-24			
2024	BMAR HOLDINGS LLC	2012-12-24			
2025	BMAR HOLDINGS LLC	2012-12-24	SHANAFELTS 5TH E 1/2 159-		
	965 W CAREY ST	12	160		
	KENTON OH 43326		\$239,000		

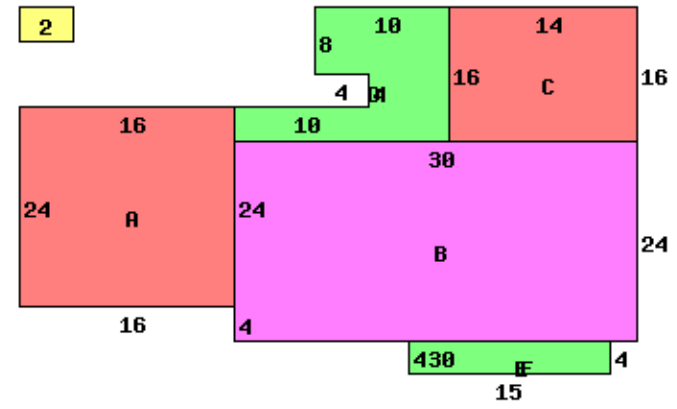
Tax Year	2022	2023	2024	2025	2025	
Prop Cls	510	510	510	510	510	CAMA 510
Acres						
Land100%	4430	6310	6310	6310	6310	6310
Bldg100%	59940	48230	48230	48230	48230	48230
Totl100%	64370t	54540t	54540t	54540t	54540t	54540t
Cauv100%						
Tax Value:						
Land 35%	1550	2210	2210	2210	2210	2210
Bldg 35%	20980	16880	16880	16880	16880	16880
Totl 35%	22530t	19090t	19090t	19090t	19090t	19090t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1052.46	784.90	830.38	824.88	824.88	
Sp-Asmnt	21.17	21.17	28.93	28.93		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	A		384		a	ADDTN
1	F/C	M		720		b	*MAIN
1	F/C	A		224		c	ADDTN
	DK	P		168	2520	d	PORCH
	CAN	P		60	480	e	PORCH
	STP	P		60	240	f	PORCH

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	LSH *	36666	4430	49690

Year	Land	Bldg	Total	Net Tax
2021	1550	20980	22530	1056.30
2020	1550	20980	22530	917.46

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



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1328 106440
	Subtotal		106440
Shingle	Roof	GABLE	
Plaster/Drywall	X	Fireplaces	2000
Panelled Wall	X	Air Conditioning	2300
Floor/Hardwood	X	Extra Features	3840
Floor/Carpet	X	Total Value	114580
Number of Rooms	5		
Bedrooms	3	PUB PAVED ST/RD	
Fireplace		Neighborhood:	
Openings	1	Code:	3670
Stacks	1	Dwl/Gar/NC%	1.0900
Central Heat	A		
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	24X24	1328	C	1950FR	.65	Dpr	Value
2 Garage			576	C	1985FR	.70	Dpr	43710
front lot	65.0900	65.00	99	81	120	97	6310	6310