PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-690159.0000 RES
G50 2026

sale

2023 BMAR HOLDINGS LLC	2012-12-24	
2024 BMAR HOLDINGS LLC	2012-12-24	
2025 BMAR HOLDINGS LLC	2012-12-24	
2026 BMAR HOLDINGS LLC	2012-12-24	SHANAFELTS 5TH E 1/2 159-
965 W CAREY ST	12	160
	$239,000	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

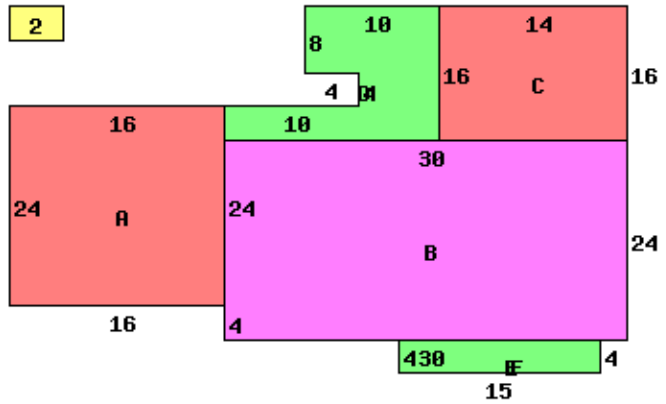
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6310	6310	6310	6310		6310	7290	7280
Bldg100%	48230	48230	48230	48230		48230	66370	66380
Totl100%	54540t	54540t	54540t	54540t		54540t	73660t	73660t
Cauv100%								
Tax Value:								
Land 35%	2210	2210	2210	2210		2210	2550	2550
Bldg 35%	16880	16880	16880	16880		16880	23230	23230
Totl 35%	19090t	19090t	19090t	19090t		19090t	25780t	25780t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	784.90	830.38	824.88	824.88	824.88			
Sp-Asmnt	21.17	28.93	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	1WD	*	22500	4430	49690
124	1	2008-03-13	CITI CORP TRUST BANK FSB	1SH	*	36666	4430	49690

Year	Land	Bldg	Total	Net Tax
2022	1550	20980	22530	1052.46
2021	1550	20980	22530	1056.30

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



965 W CAREY ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1328	106440
	Subtotal			106440
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.5000
Central Heat	A		
FORCED AIR			
Central A/C	A		
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	1 F/C		1328		C	1950FR	114580	.65		60160
2	Garage		24X24	576		C	1985FR	13820	.70		6220

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	65.0900	65.00	99	81	138	112	7280	7280

Call Back: Sign: PSN Date: 2015-02-19 Lister: