

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110075.0000
MM04

RES
2025

sale

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

2022 ZUCHETTO ROBERT D & R	1996-10-17
2023 ZUCHETTO ROBERT D & R	1996-10-17
2024 ZUCHETTO ROBERT D & R	1996-10-17
2025 ZUCHETTO ROBERT D & ROS	1996-10-17 TRACHSEL 1ST ADDN 3
40 HILLCREST LN	5QC
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6140	8710	8710	8710	8710
Bldg100%	57910	68110	68110	68110	68100
Totl100%	64060t	76830t	76830t	76830t	76810t
Cauv100%					
Tax Value:					
Land 35%	2150	3050	3050	3050	3050
Bldg 35%	20270	23840	23840	23840	23840
Totl 35%	22420t	26890t	26890t	26890t	26880t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1047.30	1105.62	1169.66	1161.94	
Sp-Asmnt	21.31	21.31	31.81	31.81	

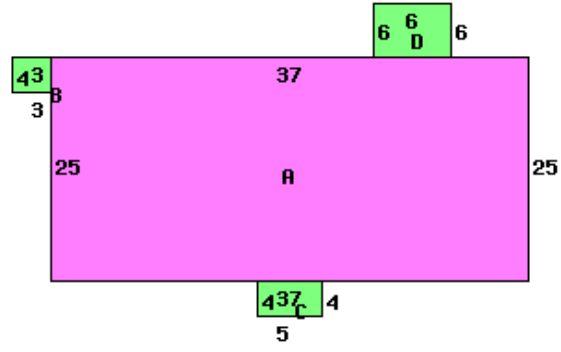
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		925			
	STP	P		12	50	b	PORCH
	WDD	P		20	300	c	PORCH
	OFF	P		36	1080	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
467	5	1996-10-17	ZUCHETTO ROBERT D & ROSE	5QC *	0	6600	29400
28	1	1994-01-14	ZUCHETTO ROSE M & ROBERT	1WD	36000	0	36000
1267	1	1993-12-29	WARD WILLIAM E II & GAYL	1WD	36000	0	36000
745	0	1985-10-24		*	27500	0	34800

Year	Land	Bldg	Total	Net Tax
2021	2150	20270	22420	1051.12
2020	2150	20270	22420	913.00

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025

2



40 HILLCREST LN 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	925 101310
	Subtotal		101310
Shingle	Roof	GABLE	
Plaster/Drywall	P	Air Conditioning	1590
Panelled Wall	X	Extra Features	1430
Floor/Hardwood	X	Total Value	104330
Number of Rooms	6		
Bedrooms	3	PUB PAVED ST/RD	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3670
Central A/C	A	Dwl/Gar/NC%	1.0900
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C					Dpr	Dpr	Value
2 Garage		24X24	576			.35		62830
						.65		5270
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	rate	rate	value	value	
	65.0000	65.00	197	112	120	134	8710	8710