PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110075.0000 RES
MM04 2026

sale

2023 ZUCHETTO ROBERT D & R	1996-10-17	
2024 ZUCHETTO ROBERT D & R	1996-10-17	
2025 ZUCHETTO ROBERT D & R	1996-10-17	
2026 ZUCHETTO ROBERT D & ROS	1996-10-17	TRACHSEL 1ST ADDN 3
40 HILLCREST LN	5QC	
	$0	
KENTON OH 43326		

Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

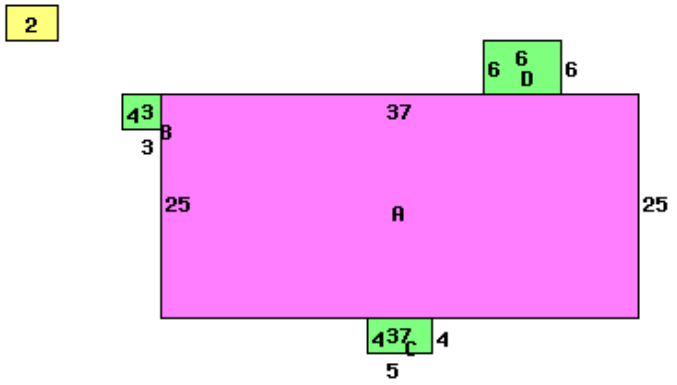
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8710	8710	8710	8710		8710	10090	10080
Bldg100%	68110	68110	68110	68110		68110	93710	93720
Totl100%	76830t	76830t	76830t	76830t		76830t	103800t	103800t
Cauv100%								
Tax Value:								
Land 35%	3050	3050	3050	3050		3050	3530	3530
Bldg 35%	23840	23840	23840	23840		23840	32800	32800
Totl 35%	26890t	26890t	26890t	26890t		26890t	36330t	36330t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1105.62	1169.66	1161.94	1161.94	1161.94			
Sp-Asmnt	21.31	31.81	31.81	31.81				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		925		a	*MAIN
	STP	P		12	50	b	PORCH
	WDD	P		20	300	c	PORCH
	OFP	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
2022	2150	20270	22420	1047.30
2021	2150	20270	22420	1051.12

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



40 HILLCREST LN 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	925	101310
	Subtotal			101310
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.5000
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	1 F/C		925		D+	1965GD	88680	.35		86460
2	Garage		24X24	576		C	1975AV	13820	.65		7260

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	65.0000	65.00	197	112	138	155	10080	10080

Call Back: Sign: PSN Date: 2014-11-18 Lister:

36-110075.0000-v082020R