PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-750003.0000 RES
S10 2025

sale

2022	CIRCLE R PROPERTIES L	2021-12-07
2023	CIRCLE R PROPERTIES L	2021-12-07
2024	CIRCLE R PROPERTIES L	2021-12-07
2025	CIRCLE R PROPERTIES LLC	2021-12-07 RESCH MUSGRAVE 3
	115 HESTER ST	1WD SEE 36-750003.01 FOR REST
		$120,000 SPECIAL ASSESSMENTS
	KENTON OH 43326	

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

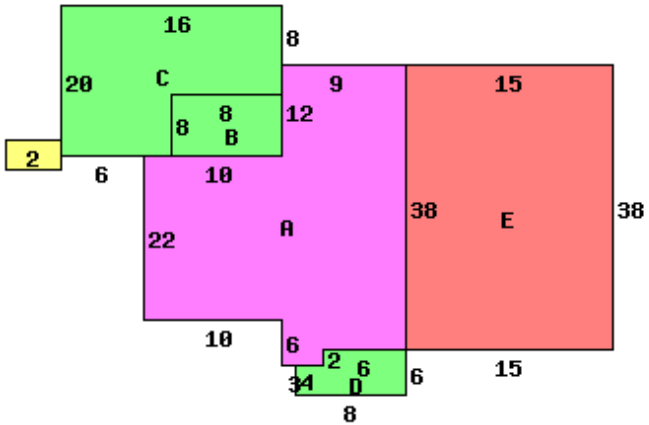
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6710	8940	8940	8940	8930
Bldg100%	70910	83200	83200	83200	83190
Totl100%	77630t	92140t	92140t	92140t	92120t
Cauv100%					
Tax Value:					
Land 35%	2350	3130	3130	3130	3130
Bldg 35%	24820	29120	29120	29120	29120
Totl 35%	27170t	32250t	32250t	32250t	32240t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1269.20	1326.02	1402.80	1393.54	
Sp-Asmnt	30.17	34.67	44.52	44.52	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		568		a	*MAIN
	STP	P		64	260	b	PORCH
	PAT	P		256	770	c	PORCH
	STP	P		44	180	d	PORCH
1	F/C	A		570		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
655	1	2021-12-07	CIRCLE R PROPERTIES LLC	1WD	120000	6710	70910
335	1	2017-07-31	STEINER SAMANTHA JEAN	1WD *	0	9090	62140
313	1	2005-05-23	STEINER KIM R	1ED	63000	9140	46740
282	1	2005-05-06	ZUCHETTO ROBERT D & ROSE	1SH	57650	9140	46740
526	1	2004-08-23	FARTHING EMILY & DOUG	1WD	62403	9140	46740
525	1	1999-09-08	KINNEY BETTY J	1WD	62000	8340	36940

Year	Land	Bldg	Total	Net Tax
2021	2350	24820	27170	1273.84
2020	2350	24820	27170	1106.42

	p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
131	BLANCHARD RIVER MAINT	XA/2025			
275	CEMETERY #927 - SCIOTO RIVER	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
349	OSBORN-BLANCHARD RIVER	XA/2025			



115 HESTER ST 43326

Occupancy 1 Single Family

Story Height 1
Floor Level

			Sq-Ft	Value
Main	FRAME		1138	105030
Basement			568	10810
Subtotal				115840
Roof	GABLE			

Shingle B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Unfinished Wall	X	Air Conditioning	2010
Floor/Carpet	X	Extra Features	1210
Number of Rooms	1 5	Total Value	121060
Bedrooms	2		
		PUB PAVED ST/RD	
Fireplace			
Openings	1	Neighborhood:	
Stacks	1	Code:	3630
Central Heat	A	Dwl/Gar/NC%	1.0500
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

*DWELLING COMPUTATIONS

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1138		C-	1951VG	108950	.30		80080
2	Garage		22X16	352		C	1955AV	8450	.65		3110

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	75.0000	75.00	111	85	140	119	8930	8930

Call Back: Sign: PSN Date: 2014-12-02 Lister: 36-750003.0000-v082020R