PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-750003.0000 RES
S10 2026

sale

2023	CIRCLE R PROPERTIES L	2021-12-07
2024	CIRCLE R PROPERTIES L	2021-12-07
2025	CIRCLE R PROPERTIES L	2021-12-07
2026	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: 44.66 — 47.03 — 46.74 — 46.74 — a/r

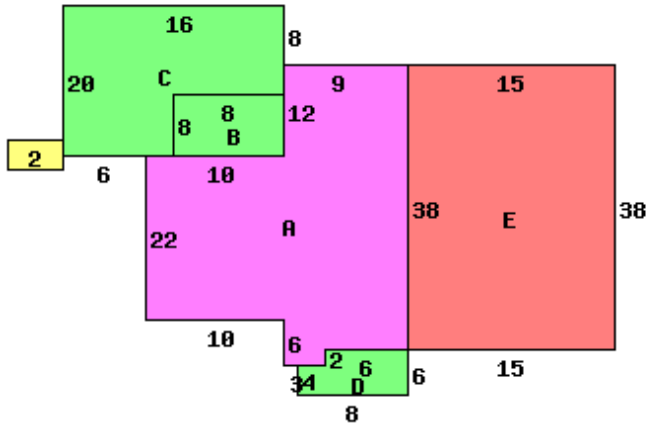
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8940	8940	8940	8940		8940	10290	10280
Bldg100%	83200	83200	83200	83200		83200	114860	114870
Totl100%	92140t	92140t	92140t	92140t		92140t	125140t	125150t
Cauv100%								
Tax Value:								
Land 35%	3130	3130	3130	3130		3130	3600	3600
Bldg 35%	29120	29120	29120	29120		29120	40200	40200
Totl 35%	32250t	32250t	32250t	32250t		32250t	43800t	43800t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1326.02	1402.80	1393.54	1393.54	1393.54			
Sp-Asmnt	34.67	44.52	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
2022	2350	24820	27170	1269.20
2021	2350	24820	27170	1273.84

project			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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1138	105030
	Basement		568	10810
	Subtotal			115840
Shingle	Roof	GABLE		

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%	1.4500
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 B F		1138		C-	1951VG	108950	.30		110580
2	Garage		22X16	352		C	1955AV	8450	.65		4290

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	75.0000	75.00	111	85	161	137	10280	10280

Call Back: Sign: PSN Date: 2014-12-02 Lister:

36-750003.0000-v082020R