

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-750003.0000  
S10

RES  
2025

sale

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

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	LWD SEE 36-750003.01 FOR REST
KENTON OH 43326	\$120,000 SPECIAL ASSESSMENTS

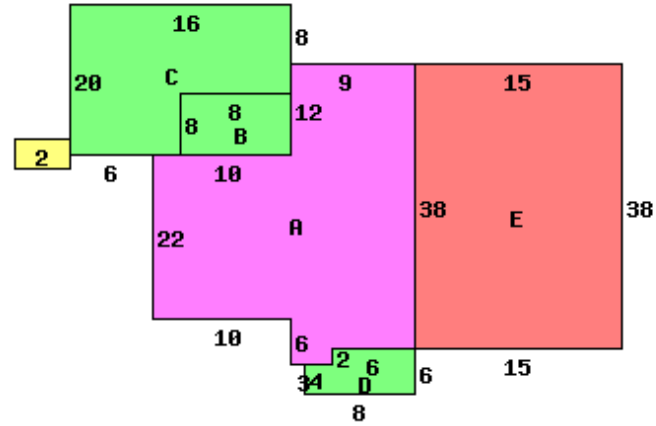
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	6710	8940	8940	8940	8930
Land100%	70910	83200	83200	83200	83190
Bldg100%	77630t	92140t	92140t	92140t	92120t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2350	3130	3130	3130	3130
Bldg 35%	24820	29120	29120	29120	29120
Totl 35%	27170t	32250t	32250t	32250t	32240t
Hmstd35%					
Owner Oc					
Hmstd RB	1269.20	1326.02	1402.80	1393.54	
Net Tax					
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:blgd
655	1	2021-12-07	CIRCLE R PROPERTIES LLC	LWD	120000	6710	70910
335	1	2017-07-31	STEINER SAMANTHA JEAN	LWD *	0	9090	62140
313	1	2005-05-23	STEINER KIM R	LWD	63000	9140	46740
282	1	2005-05-06	ZUCCHETTO ROBERT D & ROSE	LSH	57650	9140	46740
526	1	2004-08-23	FARTHING EMILY & DOUG	LWD	62403	9140	46740
525	1	1999-09-08	KINNEY BETTY J	LWD	62000	8340	36940

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

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		1138	105030
Floor Level	Main FRAME	568	10810
	Basement		
	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		
Fireplace		PUB PAVED ST/RD	
Openings	1	Neighborhood:	
Stacks	1	Code:	3630
Central Heat	A	Dwl/Gar/NC%	1.0500
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1138		C-	1951VG	.30	Dpr	80080
2 Garage		22X16	352	C	1955AV	.65	Dpr	3110
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	rate	rate	value	value	
	75.0000	75.00	111	85	119	8930	8930	