

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-750004.0000
S11

RES
2025

sale

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

2022 POTTS REBECCA K	2021-08-02
2023 MANN'S NATHAN & CARRIE	2022-09-16
2024 MANN'S NATHAN & CARRIE	2022-09-16
2025 MANN'S NATHAN & CARRIE	2022-09-16
125 HESTER ST	2022-09-16 RESCH MUSGRAVE 4
	1SD
	\$120,000
KENTON OH 43326	

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres	6710	8940	8940	8940	8940	8930
Land100%	124170	134660	134660	134660	134660	134670
Bldg100%	130890t	143600t	143600t	143600t	143600t	143600t
Totl100%						
Cauv100%						

2026 JENKINS ZACHARY & BRITT	2025-11-17
125 HESTER ST	1SD
KENTON OH 43326	

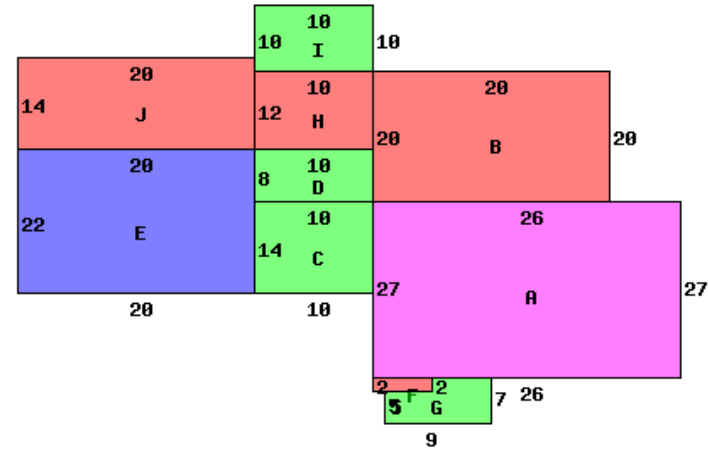
Tax Value:						
Land 35%	2350	3130	3130	3130	3130	3130
Bldg 35%	43460	47130	47130	47130	47130	47130
Totl 35%	45810t	50260t	50260t	50260t	50260t	50260t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	2139.94	2066.50	2186.18	2171.76	2171.76	
Sp-Asmnt	30.96	35.46	48.45	48.45		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		702			
1	F/C	A		400		b	ADDTN
	EFF	P		140	5600	c	PORCH
	PAT	P		80	240	d	PORCH
	F2	G		440	10560	e	GRAGE
1	F/C	A		10		f	ADDTN
	STP	P		55	220	g	PORCH
1	F	A		120		h	ADDTN
	PAT	P		100	300	i	PORCH
1	F	A		280		j	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
516	1	2025-11-17	JENKINS ZACHARY & BRITTAN	1SD	217000	8940	134660
487	1	2022-09-16	MANN'S NATHAN & CARRIE	1SD	120000	6710	124170
330	1	2021-08-02	POTTS REBECCA K	1SD *	0	6710	124170
228	1	1994-03-28	POTTS JAMES R & REBECCA	1WD	72000	0	65630

Year	Land	Bldg	Total	Net Tax
2021	2350	43460	45810	2147.72
2020	2350	43460	45810	1865.50

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				
500 HARDIN COUNTY LANDFILL				
131 BLANCHARD RIVER MAINT				
921 BLANCHARD RIVER MAINT				
275 CEMETERY #927 - SCIOTO RIVER				
349 OSBORN-BLANCHARD RIVER				



125 HESTER ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 1512 119420
Full Upper	FRAME 702 53000
Basement	702 13270
Subtotal	185690
Shingle	Roof HIP
Plaster/Drywall	P D Fireplaces 4000
Panelled Wall	X Air Conditioning 3830
Unfinished Wall	X Plumbing 2800
Floor/Hardwood	X Garages and Carports 10560
Floor/Pine	X Extra Features 6880
Floor/Carpet	X X Total Value 213760
Floor/Tile-Lino	L
Number of Rooms	1 5 3 PUB SIDEWALK
Bedrooms	1 3
Fireplace	Neighborhood:
Openings	2 Code: 3630
Stacks	2 Dwl/Gar/NC% 1.0500
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 2 Fixture	1
Extra Fixture	2

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	FtxFt	2214	Rate	C	Cond	Value	Dpr	Dpr	Value
front lot	75.0000	effective	75.00	depth	depth	actual	effective	extended	value	true
		rate		factor	rate	rate	rate	value	value	value
				111	85	140	119	8930	8930	8930

Call Back:

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

36-750004.0000-v082020R