PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-750004.0000 RES
S11 2025

sale

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

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

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

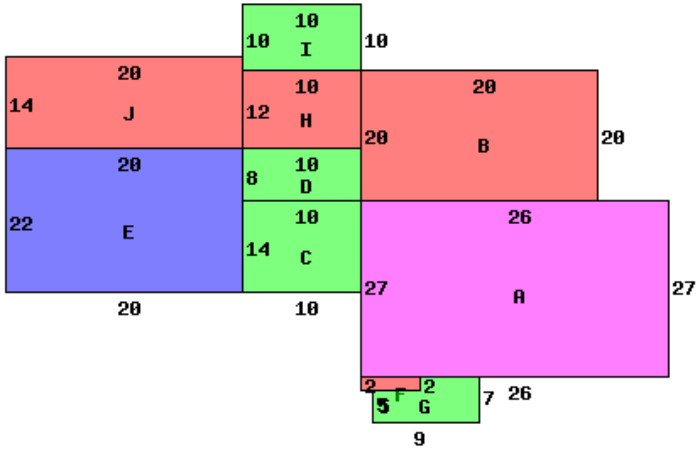
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6710	8940	8940	8940	8930
Bldg100%	124170	134660	134660	134660	134670
Totl100%	130890t	143600t	143600t	143600t	143600t
Cauv100%					
Tax Value:					
Land 35%	2350	3130	3130	3130	3130
Bldg 35%	43460	47130	47130	47130	47130
Totl 35%	45810t	50260t	50260t	50260t	50260t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2139.94	2066.50	2186.18	2171.76	
Sp-Asmnt	30.96	35.46	48.45	48.45	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		702		a	*MAIN
1	F/C	A		400		b	ADDTN
	EFP	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:bldg
516	1	2025-11-17	JENKINS ZACHARY & BRITTAN	1SD	217000	8940	134660
487	1	2022-09-16	MANNS 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

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			
921	BLANCHARD RIVER MAINT	XA/2023			
275	CEMETERY #927 - SCIOTO RIVER	XA/2025			
349	OSBORN-BLANCHARD RIVER	XA/2025			



125 HESTER ST 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1512	119420
	Full Upper	FRAME	702	53000
	Basement		702	13270
	Subtotal			185690
Shingle	Roof	HIP		

	B	1	2	U	A
Plaster/Drywall	P	D			
Panelled Wall	X				
Unfinished Wall		X			
Floor/Hardwood	X				
Floor/Pine			X		
Floor/Carpet	X		X		
Floor/Tile-Lino			L		
Number of Rooms		1	5	3	
Bedrooms		1	3		
Fireplace					
Openings		2			
Stacks		2			
Central Heat	A				
FORCED AIR					
Central A/C	A				
Plumbing					
Standard		1			
Extra 2 Fixture		1			
Extra Fixture		2			

Fireplaces		4000
Air Conditioning		3830
Plumbing		2800
Garages and Carports		10560
Extra Features		6880
Total Value		213760
PUB SIDEWALK		
Neighborhood:		
Code:		3630
Dwl/Gar/NC%		1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2214		C	OLD/GD	213760	.40		134670

	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: 36-750004.0000-v082020R