

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	

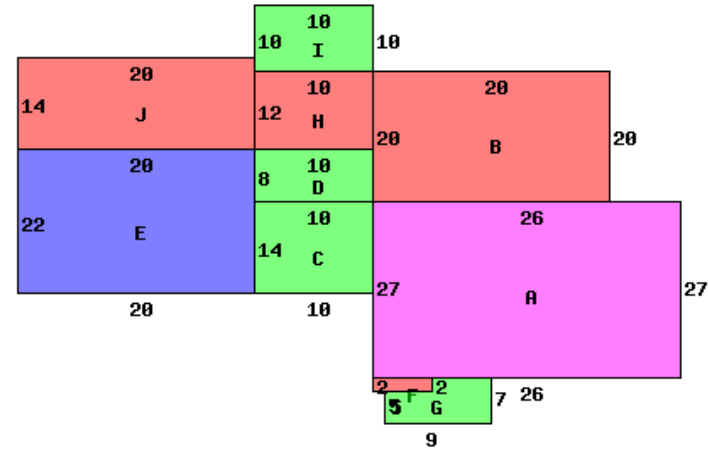
Tax Value:						
Land 35%	2350	3130	3130	3130	3130	3130
Bldg 35%	43460	47130	47130	47130	47130	47130
Totl 35%	45810t	50260t	50260t	50260t	50260t	50260t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	2139.94	2066.50	2186.18	2171.76	2171.76	
Sp-Asmnt	30.96	35.46	48.45	48.45		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		702			
1	F/C	A		400		b	ADDTN
	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: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	true	value
		rate		factor	rate	rate	rate	value	value	