

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-500009.0000
K91

RES
2025

sale

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

2022	KELLY SEAN M & KAYLEE	2019-07-19	
2023	KELLY SEAN M & KAYLEE	2019-07-19	
2024	KELLY SEAN M & KAYLEE	2019-07-19	
2025	WENDEL BRIAN	2024-05-24	RESCHS N PT OL 10
	76 RESCH ST	LWD	
	KENTON OH 43326	\$162,000	

Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 510
Acres	4890	6540	6540	6540	6530
Land100%	84230	122830	122830	122830	122830
Bldg100%	89110t	129370t	129370t	129370t	129360t
Totl100%					
Cauv100%					

2026	LITTLE BENJAMIN & ASHLE	2025-06-25	
	76 RESCH ST	LWD	
	KENTON OH 43326		

Tax Value:					
Land 35%	1710	2290	2290	2290	2290
Bldg 35%	29480	42990	42990	42990	42990
Totl 35%	31190t	45280t	45280t	45280t	45280t
Hmstd35%				45280	
Owner Oc				39.92	hmstd 2290 l 42990 b
Hmstd RB					
Net Tax	1456.98	1861.76	1969.56	1916.66	
Sp-Asmnt	21.45	21.45	34.78	34.78	

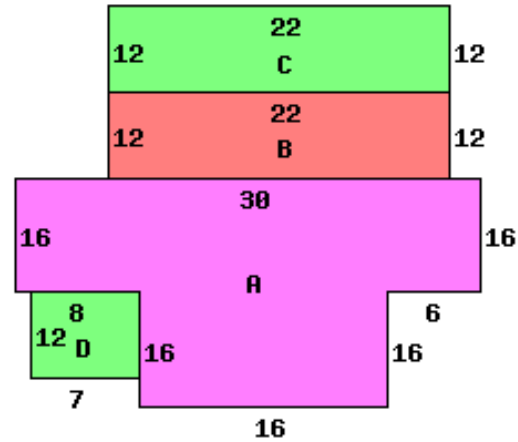
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		736			
1 BA	F	A		264		b	ADDIN
	OFF	P		264	7920	c	PORCH
	OFF	P		84	2520	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
266	1	2025-06-25	LITTLE BENJAMIN & ASHLEY	LWD	177900	6540	122830
201	1	2024-05-24	WENDEL BRIAN	LWD	162000	6540	122830
296	1	2019-07-19	KELLY SEAN M & KAYLEE M	LSL	106000	4660	67740
69	1	2015-02-11	WELTNER JESSICA L	LWD	88000	6630	60000
500	1	2012-10-29	JONES SARAH D	LWD	86000	6630	63570
416	1	2009-09-25	FREDERICK TIM S & TINA C	LSL *	78500	6710	94340
651	1	2003-11-07	JONES MICHAEL S & CHARLOT	LSH	63000	5770	75200
380	1	2000-06-28	BRITTON RYAN I & KIMBERL	LWD	78000	5740	62340
756	1	1997-12-12	RESCH JEFFERY B & JULIE	LWD	65000	6060	42170

Year	Land	Bldg	Total	Net Tax
2021	1710	29480	31190	1462.30
2020	1710	29480	31190	1270.12

Project		ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025

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76 RESCH ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1000 104980
	Full Upper	FRAME	736 55570
	Qtr Story	FRAME	264 1240
	Basement		264 5180
	Subtotal		166970
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	D D	Air Conditioning	3060
Panelled Wall	X	Plumbing	1400
Unfinished Wall	X X	Extra Features	10440
Floor/Carpet	X X	Total Value	181870
Floor/Tile-Lino	L L		
Number of Rooms	1 4 3 1	PUB SIDEWALK	
Bedrooms	3		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3630
Central A/C	A	Dwl/Gar/NC%	1.0500
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	2 F/C		1736		C	OLD/GD		181870	.40		114580
2 Garage		26X36	936		C	1971AV		22460	.65		8250
front lot	acres/	effective	depth	actual	effective	extended	true				
	frontage	frontage	depth	factor	rate	value	value				
	48.0000	48.00	143	97	140	6530	6530				

Call Back:

Sign: PSN Date: 2015-12-02 Lister:

36-500009.0000-v082020R