PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-500009.0000 RES
K91 2026

sale

2023 KELLY SEAN M & KAYLEE		2019-07-19
2024 KELLY SEAN M & KAYLEE		2019-07-19
2025 WENDEL BRIAN		2024-05-24
2026 WENDEL BRIAN		2024-05-24 RESCHS N PT OL 10
76 RESCH ST		1WD
		$162,000
KENTON OH 43326		

2027 LITTLE BENJAMIN & ASHLE		2025-06-25
76 RESCH ST		1WD
KENTON OH 43326		

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

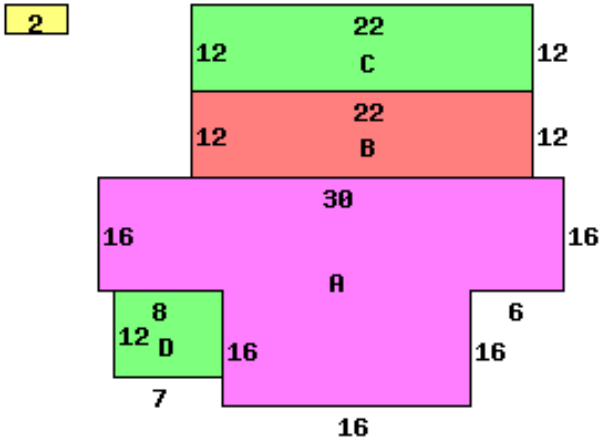
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6540	6540	6540	6540		6540	7490	7490
Bldg100%	122830	122830	122830	122830		122830	169630	169630
Totl100%	129370t	129370t	129370t	129370t		129370t	177110t	177120t
Cauv100%								
Tax Value:								
Land 35%	2290	2290	2290	2290		2290	2620	2620
Bldg 35%	42990	42990	42990	42990		42990	59370	59370
Totl 35%	45280t	45280t	45280t	45280t		45280t	61990t	61990t
Hmstd35%				45280		45280	45280	
Owner Oc			39.92	39.92	39.92	hmstd 2290 l	42990 b	
Hmstd RB								
Net Tax	1861.76	1969.56	1916.66	1916.66	1916.66			
Sp-Asmnt	21.45	34.78	34.78	34.78				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		736		a	*MAIN
1 BA	F	A		264		b	ADDTN
	OFP	P		264	7920	c	PORCH
	OFP	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	1WD		177900	6540	122830
201	1	2024-05-24	WENDEL BRIAN	1WD		162000	6540	122830
296	1	2019-07-19	KELLY SEAN M & KAYLEE M	1SD		106000	4660	67740
60	1	2015-02-11	WELTMER JESSICA L	1WD		88000	6630	60000
500	1	2012-10-29	JONES SARAH D	1WD		86000	6630	63570
416	1	2009-09-25	FREDERICK TIM S & TINA C	1SD	*	78500	6710	94340
651	1	2003-11-07	JONES MICHAE S & CHARLOT	1SH		63000	5770	75200
380	1	2000-06-28	BRITTON RYAN I & KIMBERL	1WD		78000	5740	62340
756	1	1997-12-12	RESCH JEFFERY B & JULIE	1WD		65000	6060	42170

Year	Land	Bldg	Total	Net Tax
2022	1710	29480	31190	1456.98
2021	1710	29480	31190	1462.30

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



76 RESCH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
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		
Panelled Wall		X			
Unfinished Wall	X				X
Floor/Carpet		X	X		
Floor/Tile-Lino		L	L		
Number of Rooms	1	4	3	1	
Bedrooms			3		
Central Heat			A		
FORCED AIR					
Central A/C			A		
Plumbing					
Standard	1				
Extra 2 Fixture	1				

Air Conditioning	3060
Plumbing	1400
Extra Features	10440
Total Value	181870
PUB SIDEWALK	
Neighborhood:	
Code:	3630
Dwl/Gar/NC%	1.4500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		1736		C	OLD/GD	181870	.40		158230
2	Garage		26X36	936		C	1971AV	22460	.65		11400

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	48.0000	48.00	143	97	161	156	7490	7490

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